



**DJ Golden**  
**REAL ESTATE**

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**203, 8231 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2207673**



**\$199,999**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	-
<b>Features:</b>	High Ceilings, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 553
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** 2 Key Fobs

\*Back on due to financing\* Attention 1st time home buyers & Investors. Value meets location in this ideally positioned neighborhood of Chinook park. This newly updated 848 sq. Ft. 2 bedroom unit is located off elbow drive SW just down the street from Heritage park, close to McLeod trail, 14 ST, Glenmore & 5 mins to Fish Creek Park. This condo has been recently renovated and includes all new: lighting, dishwasher, hood fan, European styled tiled shower, bath fan, paint, curved shower rod, laminate flooring & new closet doors. Complete with in suite storage, assigned parking & coin laundry come see why so many love this location. Vacant & ready for Immediate possession.