



GRASSROOTS
REALTY GROUP

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10619 Elbow Drive SW
Calgary, Alberta

MLS # A2327013



\$514,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached Carport		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: N/A

Fantastic investment or redevelopment opportunity on an RC-G zoned lot in a highly desirable location! Just steps from transit, schools, shopping, and a large commercial plaza, this well-maintained bungalow offers exceptional value for homeowners, investors, and future developers alike. The main level features 3 generously sized bedrooms, a full 4-piece bathroom, plus a convenient 2-piece Jack-and-Jill bathroom connected to the primary bedroom. A spacious living room and bright kitchen with a generous dining area provide a functional and inviting layout. Recent upgrades include luxury vinyl plank flooring throughout most of the home, beautifully updated bathrooms, a new high-efficiency furnace, and newer appliances including the stove, hood fan, and washer. The fully developed basement offers a massive recreation room, two dens, and a renovated full bathroom. A separate side entrance provides excellent potential for a future secondary suite (subject to City approval and permitting), making this an outstanding opportunity for additional rental income or multi-generational living. With its versatile RC-G zoning, prime location, and excellent future redevelopment potential, this is a property you won't want to miss. Contact your favourite REALTOR® today to book your private showing!