



GRASSROOTS
REALTY GROUP

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5924 Elbow Drive SW
Calgary, Alberta

MLS # A2347007



\$587,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,166 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectang		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: None

Welcome to Meadowlark Park, quietly tucked among some of Calgary's most established southwest communities while offering exceptional access to everything around it. This lovingly maintained bungalow presents a rare opportunity for first-time buyers, downsizers, renovators or those looking toward the future potential of a well-located inner-city property. Offering 1,166 sq. ft. above grade, the home has been carefully cared for over the last 45+ years and retains much of its original character, complemented by thoughtful updates where needed. Hardwood flooring adds warmth throughout the main level, which features a comfortable living area, three bedrooms and a full bathroom. The layout is practical, welcoming and ready to enjoy today, while also offering plenty of opportunity for a new owner to make it their own over time. The partially finished basement provides additional usable space along with room to further develop to suit your needs. An attached single garage adds everyday convenience, while the large yard offers plenty of outdoor space for gardening, entertaining, kids, pets or future possibilities. What truly sets this property apart is the location. Meadowlark Park is a small, established community bordered by Elbow Drive, Macleod Trail and Glenmore Trail, putting major routes within exceptionally easy reach. CF Chinook Centre is just minutes away for shopping, dining and everyday amenities, while the Chinook LRT station provides convenient access toward downtown. Head south on Elbow Drive and you'll find the Mayfair Place medical district, including Mayfair Diagnostics and additional medical services, while Britannia Plaza, the Glenmore Reservoir, parks, pathways and numerous shops and restaurants are all close by. For buyers who value a home that has been genuinely cared for, a sizeable yard and a central

southwest location with outstanding accessibility, 5924 Elbow Drive SW offers an opportunity that is becoming increasingly difficult to find at an affordable price.