

# \$209,999 - 233, 8239 Elbow Drive Sw, Calgary

MLS® #A2235514

**\$209,999**

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Chinook Park, Calgary, Alberta

The perfect place to begin your homeownership journey!

Welcome to this freshly painted corner unit, bathed in warm neutral tones that create a serene and inviting atmosphere. This updated 844 sq. ft. second-floor home features 2 very spacious bedrooms and 1 full bathroom, with a west-facing exposure that ensures abundant natural light and a prime position in the building.

The modern kitchen boasts dark brown cabinets, an off-white quartz countertop, and ample storage—perfect for two people to cook comfortably while accommodating all your appliances. The stylish bathroom includes tile flooring, a deep soaker tub with a tile surround, and matching quartz-topped cabinetry. Laminate flooring flows seamlessly throughout, while upgraded vinyl windows with blinds enhance privacy and energy efficiency. Just outside your door, a secure assigned storage room offers extra space for seasonal items, sports gear, and more.

This non-smoking, pet-free home provides an allergy-friendly living environment, ideal for those seeking a clean and comfortable space. The complex features a central courtyard with a picnic table, perfect for fostering community connections.

Conveniently located near top amenities, including restaurants, professional services, Chinook Centre Mall, and Rockyview Hospital. The Heritage LRT Station is nearby, with easy transit access to MRU, U of C, and downtown



(just ~12 minutes by car or transit). Schools of all levels are within walking distance, and your assigned parking stall includes a plug-in for winter comfort.

Donâ€™t miss outâ€”schedule a visit today and fall in love with your new home!

Built in 1960

### Essential Information

MLS® #	A2235514
Price	\$209,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.00
Year Built	1960
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	233, 8239 Elbow Drive Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V1K6

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, Quartz Counters, See Remarks, Storage
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Garden
Construction	Stucco, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 28th, 2025
Days on Market	25
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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