

\$609,900 - 10304 Elbow Drive Sw, Calgary

MLS® #A2260098

\$609,900

4 Bedroom, 3.00 Bathroom, 1,066 sqft
Residential on 0.13 Acres

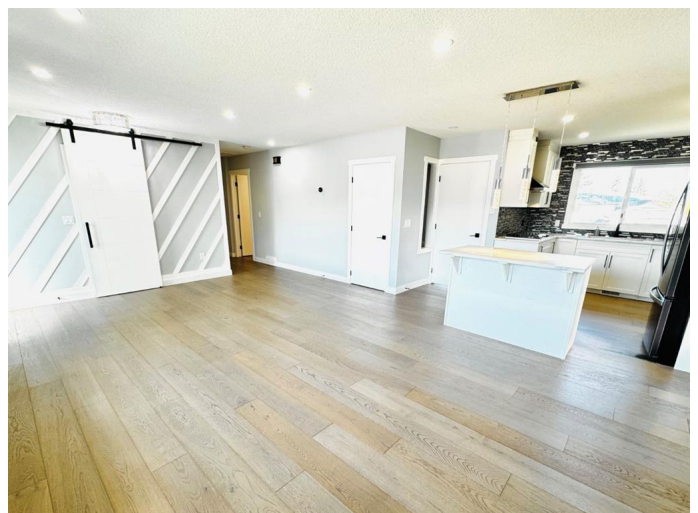
Southwood, Calgary, Alberta

Exquisite Southwood Bungalow - Fully
Transformed in 2021

Extensively renovated home in the desirable community of Southwood, offering the feel and function of a new build. 2021 Upgrades include insulation, new roof, new drywall, high-efficiency furnace and water tank, large windows installed in both the home and garage, flooding the space with natural light. Designer Interiors and Premium Finishes. The main level boasts gorgeous engineered hardwood flooring throughout principal rooms. The living room is bright and spacious, highlighted by a massive 10-foot window, an in-wall gas fireplace surrounded by chic brick decor and ceiling mounted smart TV.

The gourmet kitchen is a chef's delight, featuring sleek shaker-painted cabinets. It showcases premium Whirlpool stainless black series appliances, including built-in oven and microwave, a gas cooktop, and a 36-inch French door refrigerator. A functional island with its own LED lighting completes this stunning space.

The primary suite is a true retreat, featuring a unique feature wall and an impressive walk-through closet with shelving and dressing table. Prepare to be spoiled in the 4-piece master ensuite, which boasts luxurious black tiling, a semi-recessed double vanity, and a decadent rain shower with six added jets and black penny round accents over black granite. For ultimate comfort, the ensuite also includes heated floors! Completing the main floor



convenience is a separate laundry closet with washer/dryer.

Fully Developed Lower Level

The basement (easily suited - subject to municipal approval) is a fantastic extension of the living space, offering a kitchenette, huge recreation area perfect for entertaining, games, or simply relaxing. The lower level includes two generously sized bedrooms and a well-appointed 4-piece bathroom.

Unbeatable Location and Convenience

Location is everything, and this property delivers! Situated on Elbow Drive, you have the ultimate convenience of a large plaza right across the street with a grocery store, doctor's office, dentist, pet store, fast food, gas stations, and more. Commuting is a breeze, as you are just minutes to downtown, the Ring Road, and have easy access to everything in Southwest Calgary. For families, the home is close to both elementary and middle schools. The property features a huge fully fenced back yard, single-car, insulated, drywalled and painted garage with a triple parking pad in the back. Call or message to view this great property.

Built in 1961

Essential Information

MLS® #	A2260098
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,066
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
--------	--------

Community Information

Address	10304 Elbow Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1G1

Amenities

Parking Spaces	4
Parking	Alley Access, Garage Door Opener, Parking Pad, Rear Drive, Insulated, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Quartz Counters, Vinyl Windows, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	39
Zoning	H-GO

Listing Details

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.