



612, 8948 Elbow Drive SW  
Calgary, Alberta

MLS # A2235438



**\$262,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to a home that feels more like a retreat than a condo! This bright and spacious 2nd floor end unit overlooks the quiet courtyard and enjoys one of the best locations in the complex. Featuring brand new flooring throughout, 2 generous bedrooms, and a primary suite with private 2-piece bathroom, this unit offers exceptional value. Recent upgrades include a brand new dishwasher, newer windows, and patio doors for enhanced insulation and year-round comfort. Step outside to your private balcony with sleek new metal railings, ideal for morning coffee or evening relaxation. The main 4-piece bathroom boasts a freshly refinished tub, and your in-suite laundry includes a brand new washer and dryer. Additional separate storage is included for convenience. This resort-style complex features a heated outdoor pool, tennis courts, party room, sauna, and more! Just steps from Chinook Centre, LRT, schools, shopping, and transit. Don't miss this opportunity—book your private viewing today!