



GRASSROOTS
REALTY GROUP

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802, 8948 Elbow Drive SW
Calgary, Alberta

MLS # A2241569

\$209,990



Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	1973 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Interior window shutters

Welcome to this charming top floor unit one-bedroom condo at 802, 8948 Elbow Drive SW, located in the highly sought-after community of Haysboro. This well-maintained and affordable home is perfect for first-time buyers, young professionals, or investors seeking great value in an unbeatable location. Step inside to an open-concept living area that's flooded with natural light from large windows, creating a bright and airy atmosphere throughout. The kitchen offers plenty of cabinet space, newer refrigerator 2024 and is ready for your personal touches. The spacious living room leads to a private balcony, where you can relax and enjoy the surrounding views. The generously sized master bedroom offers ample closet space, while the well-maintained bathroom provides comfort and convenience. For added ease, the unit includes in-suite laundry, newer washer and dryer replace and additional storage space. One of the standout features of this property is the exceptional outdoor and community amenities. Enjoy the warm summer months by the outdoor pool, relax and unwind in the building's private sauna-perfect for cold days or post-workout recovery, stay active with a game of tennis on the on-site court, or take advantage of the nearby recreation center, offering even more options for fitness and fun. These community facilities provide a perfect balance of relaxation, recreation, and convenience right at your doorstep. Located just minutes from Southcentre Mall, Chinook Mall, walking distance at Woodman Junior High School and Our Lady of Rockies School, Heritage park, South and North Glenmore Park, restaurants, and public transit, this home offers quick access to everything you need. Easy access to major roadways like Macleod Trail, Glenmore Trail ensures your commute downtown is both quick and convenient. Don't miss out on this great

opportunity—schedule your private showing today and experience all that this wonderful condo has to offer!