



**GRASSROOTS**  
REALTY GROUP

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191, 8948 Elbow Drive SW  
Calgary, Alberta

MLS # A2247548



**\$200,000**

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	1973 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to Hays Farm in the heart of Haysboro—a mature, established community offering fantastic lifestyle amenities including a seasonal outdoor pool, sauna, tennis/pickleball courts, and a community facility. This beautifully updated 1-bedroom, 1-bathroom condo features fresh paint, brand new LVP flooring, and a desirable main floor location. The spacious master bedroom is large enough for a king bed, while the nicely sized kitchen and open-concept living and dining area create an inviting flow for both daily living and entertaining. Step out onto your private patio with direct access to lush walking pathways, perfect for enjoying the outdoors. The unit also includes one assigned parking stall with plenty of visitor parking available. Ideally located close to Macleod Trail, Heritage LRT Station, public transit, schools, and Chinook Mall, this home combines comfort, convenience, and community. An excellent opportunity for first-time buyers, downsizers, or investors!