



**GRASSROOTS**  
REALTY GROUP

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285, 8948 Elbow Drive SW  
Calgary, Alberta

MLS # A2256809



**\$219,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 700 sq.ft.                         | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                          |                   |        |
|--------------------|------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Linoleum, Vinyl                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                  | <b>Condo Fee:</b> | \$ 473 |
| <b>Basement:</b>   | -                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan                           |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this stylishly updated 1 bed + 1 bath condo in the highly sought-after Hays Farm community, offering approximately 700 sq ft of comfortable living space. With a long list of upgrades and a turn-key design, all that's left to do is move in. The interior showcases new luxury vinyl plank flooring and thoughtfully chosen wall accents that add warmth and character throughout. A bright living room opens through oversized sliding doors to a generous 12' x 4' balcony, creating a seamless indoor-outdoor flow. The renovated kitchen features stainless steel appliances, updated cabinetry, and a functional layout that connects to the dining area—ideal for everyday living or hosting friends. The king-sized primary bedroom provides plenty of room for a desk or reading nook, and the rare in-suite laundry brings everyday convenience. Residents of Hays Farm enjoy access to an outdoor pool, recreation center, and tennis/pickleball courts, while the complex itself has seen recent upgrades including new windows, balcony doors, fencing, and LED parking lot lighting. Perfectly situated, this home is close to shops, restaurants, parks, and transit, with Glenmore Reservoir and downtown Calgary only minutes away.