



GRASSROOTS
REALTY GROUP

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191, 8948 Elbow Drive SW
Calgary, Alberta

MLS # A2260433



\$195,000

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 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:	Ceiling Fan(s), Closet Organizers, No Smoking Home		

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. A large in-suite storage space is also available to put away your household items. 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 additional visitor parking available. Perfect for nature lovers as it's located close to Fish Creek Park, Glenmore Reservoir, and Heritage Park. Near 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!