



**504, 8948 Elbow Drive SW
Calgary, Alberta**

MLS # A2261760



\$234,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

This spacious 2-bedroom, 1.5-bathroom main floor unit offers a bright and inviting living space with a west-facing patio, perfect for soaking in the afternoon sun. Nestled among mature trees, the unit provides a peaceful and private setting while being conveniently located close to everything you need. The generously sized living room is ideal for both relaxing and entertaining. The complex offers fantastic amenities, including an outdoor swimming pool, tennis court, and beautifully maintained green spaces. Enjoy the convenience of being just a 20-minute walk to Heritage CTrain Station, and close to shopping, schools, professional services, and more. A portable washing machine located in the bathroom adds extra value and in-suite functionality. Whether you're a first-time buyer, an investor, or looking to downsize, this home delivers comfort, location, and lifestyle. Don't miss your chance to own this gem.