



GRASSROOTS
REALTY GROUP

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512, 8948 Elbow Drive SW
Calgary, Alberta

MLS # A2262694

\$244,900



Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	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
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A PERFECT LOCATION — close to all amenities yet tucked away in a peaceful, park-like setting! This bright and welcoming end unit in the desirable community of Hays Farm offers comfort, convenience, and charm. Surrounded by mature trees and green space, it provides a private and serene atmosphere. Inside, you’ll find spacious living areas, two bedrooms, and 1.5 bathrooms, including an ensuite BONUS your own IN-SUITE WASHER AND DRYER. Step outside to your private terrace, perfect for relaxing or entertaining, just steps away from the outdoor pool, recreation centre, and tennis courts. Ideally located near shopping, schools, public transit, and the Heritage LRT Station, with easy access to major routes, downtown, and the Glenmore Reservoir. Whether you’re a first-time buyer or an investor, this home offers an incredible opportunity to own in one of Calgary’s most established and convenient communities.