



GRASSROOTS
REALTY GROUP

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191, 8948 Elbow Drive SW
Calgary, Alberta

MLS # A2276605



\$192,000

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	1973 (53 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: Refrigerator, stove, dishwasher

Welcome to Hays Farm, a well-established and sought-after community in the heart of Haysboro, known for its mature trees and exceptional lifestyle amenities. Residents enjoy access to a seasonal outdoor pool, sauna, tennis and pickleball courts, and a community facility, creating a vibrant and welcoming environment. This beautifully updated 1-bedroom, 1-bathroom condo offers a desirable main-floor location and has been refreshed with new luxury vinyl plank flooring and fresh paint throughout. The spacious primary bedroom easily accommodates a king-size bed, while the well-appointed kitchen flows seamlessly into the open-concept living and dining area—ideal for both everyday living and entertaining. An in-suite storage room provides ample space to keep your home organized, and the private patio with direct access to green walking paths offers a peaceful outdoor retreat just steps from your door. The unit also includes one assigned parking stall, with plenty of visitor parking available. Perfectly positioned for nature lovers, this home is close to Fish Creek Park, Glenmore Reservoir, and Heritage Park, while also offering unbeatable convenience near Macleod Trail, Heritage LRT Station, public transit, schools, and Chinook Centre. Whether you’re a first-time buyer, downsizer, or investor, this is an excellent opportunity to enjoy comfort, convenience, and community in one of Calgary’s most established neighbourhoods.