



GRASSROOTS
REALTY GROUP

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501, 8948 Elbow Drive SW
Calgary, Alberta

MLS # A2279202



\$184,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	1974 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: Furniture if Buyer is Interested

This large, spacious, and bright remodeled main floor unit with wide plank and tile flooring throughout, updated lighting and white cabinetry accented with dark features has modern appeal. The home is equipped with insuite laundry hook-ups. The open-concept layout seamlessly integrates the dining area with the living room, resulting in a vast, inviting space that is perfect for relaxation and entertaining. The kitchen has been updated with white cabinetry paired with dark countertops and is complemented by a white tile backsplash. Floor-to-ceiling vinyl windows and a sliding door allow abundant natural light to fill the home. With no neighboring units directly across, you can comfortably leave the curtains open. The generous primary suite is spacious enough to accommodate a king-size bedroom suite and includes a large closet. The four-piece bathroom has been remodeled, featuring a white vanity, dark countertop, and attractive décor tile in the shower. Install insuite laundry, or use the common laundry facilities on the second floor. The building provides both elevator and stair access for ease of movement. There is a wide array of amenities designed to enhance leisure and social activities. Enjoy the outdoor pool, sauna, recreation room with a billiard table, and tennis courts. Situated in a highly desirable location, the unit is within walking distance of Heritage LRT, local shops, and eateries. Glenmore Reservoir, Heritage Park, Glenmore Landing, and The Rockyview Hospital are just minutes away. Haysboro offers a quick commute to downtown and is connected to the city's pathway system. Affordable, convenient city living!