



**602, 8948 Elbow Drive SW
Calgary, Alberta**

MLS # A2287946



\$204,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	1974 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Assigned, Guest, Off Street, Plug-In, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to Hays Farm in the established southwest community of Haysboro. This updated 705 sq. ft. one-bedroom condo offers comfortable living in a quiet, park-like complex surrounded by mature trees and landscaped green spaces. This apartment condo features new laminate flooring throughout, new baseboards, and has been freshly painted, creating a bright, clean, move-in-ready interior. Other renovations include new light fixtures, new toilet, refinished countertops, new bathroom sink and new faucets in both the bathroom and kitchen. The functional layout provides a spacious living area, efficient kitchen, and a generously sized bedroom. Step outside onto your private deck overlooking the complex's outdoor swimming pool, a perfect spot to relax during warm summer days. The laundry room is just steps away from #602 and the assigned parking stall #153 can be seen close by from your balcony. Hays Farm offers excellent amenities including a seasonal outdoor pool, tennis courts, sauna, bike storage room and clubhouse, creating a community atmosphere that's hard to find at this price point. Located within walking distance to Heritage LRT Station and close to Macleod Trail, Chinook Centre, shopping, restaurants, and major commuter routes, this home offers outstanding convenience for first-time buyers, downsizers, or investors.