



**481, 8948 Elbow Drive SW  
Calgary, Alberta**

**MLS # A2295446**



**\$189,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Many Trees		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Bright and inviting top floor west facing unit filled with natural sunlight throughout the day. This well-maintained home features an open concept layout with large windows that flood the living space with warmth and light. The spacious bedroom offers comfort and privacy, while the functional kitchen provides ample storage and workspace. Enjoy the added peace and quiet of top-floor living, along with beautiful views onto the greenspace and no upstairs neighbors. Perfect for first-time buyers, downsizers, or investors, this charming unit combines comfort, convenience, and an abundance of natural light in a desirable setting. Located close to shopping, schools and public transit. This home also offer amenities such as an outdoor pool, sauna, rec facility for hosting parties and tennis/pickle ball courts. Ample visitor parking for your guests. This well maintained complex is a great place to start your next adventure.