



**708, 8948 Elbow Drive SW
Calgary, Alberta**

MLS # A2301615



\$259,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Standard, Hot Water

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: -

Condo Fee: \$ 695

Basement: -

LLD: -

Exterior: Brick, Wood Siding

Zoning: M-C1

Foundation: -

Utilities: -

Features: No Smoking Home

Inclusions: N/A

Welcome to this very bright and welcoming third-floor unit in Hays Farm. One of only four of the largest floor plans in the entire development, this home has been lovingly maintained by the long-time original owner, with pride of ownership evident throughout. Designed with versatility in mind, the spacious layout features large, comfortable principal rooms that can easily accommodate both everyday living and entertaining. The two well-sized bedrooms offer flexibility for a variety of lifestyles—ideal for guests, a home office, or growing families—while the one and a half bathrooms add to the home’s overall convenience. A recent bathroom update, including new floor tile and tub surround, provide a clean, move-in ready feel. Step out from the living room onto the private, good-sized balcony—perfect for morning coffee, evening relaxation, or a quiet moment outdoors. The electrified parking stall is conveniently located just steps from the main entrance, making day-to-day living that much easier. Residents of Hays Farm enjoy excellent amenities, including an outdoor pool, tennis court, and party room—appealing to those who enjoy staying active and connected. With easy access to the LRT, public transit, and nearby shopping, the location supports both a convenient lifestyle for busy families and a more carefree, low-maintenance option for downsizers or seniors. Whether you’re looking to simplify your space or find a comfortable home with room to grow, this is a fantastic opportunity to enjoy space, convenience, and community in one of the area’s most established developments