

**492, 8948 Elbow Drive SW
Calgary, Alberta**

MLS # A2272049



\$259,000

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Enjoy an exceptional lifestyle in this bright, welcoming apartment perfectly positioned near public transit and shopping. Set within a quiet, picturesque complex, you'll appreciate the park-like surroundings and fantastic amenities, including an outdoor pool, party room, sauna, and tennis court. Inside, the suite offers a smart, efficient layout with no wasted space, a clean and functional design, and the convenience of in-suite laundry. The large living room opens onto a peaceful west-facing balcony—an ideal spot to relax after a long day. The spacious dining area sits beside a classic white kitchen, where all appliances have recently been replaced. New wide-plank vinyl flooring enhances the hallway, kitchen, and dining room. Parking stall #129 with a block-heater outlet for your car, is conveniently located just steps from the building's main entrance, and a secure additional storage area is available with manager-assisted access. This top-floor unit overlooks the quiet courtyard and provides extra privacy, with the elevator on one side and a thick firewall on the other. Condo fees of \$566 include all utilities except electricity, and pets are welcome with board approval. Dogs and short-term rentals are not allowed. I'd be delighted to show you around!