



9211 Elbow Drive SW
Calgary, Alberta

MLS # A2309600



\$630,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Rear, Parking Pad, Paved, Rear Drive, RV Access/Parking, Sit		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, Storage		

Inclusions: Fireplace in Livingroom, Refrigerator in basement, Built in cabinets and closets in basement, Shedsx3

This is the ONE you have been waiting for in the sought-after community of Haysboro! First time on the market since the 1980s, this well-maintained bungalow sits on a 55' x 120' lot and is perfect for FIRST-TIME HOME BUYERS, INVESTORS, or someone looking to downsize to bungalow living. Move-in ready and full of charm, the main floor features CHERRY HARDWOOD FLOORING throughout, two good-sized bedrooms, a full bathroom, and a bright, spacious living and dining area filled with natural light from the NEWER WINDOWS. The kitchen offers plenty of storage, GRANITE COUNTERTOPS, beautiful MARBLE FLOORING, and a convenient eat-up bar perfect for everyday living. Downstairs you will find two additional bedrooms, another full bathroom, a spacious living area, and a KITCHEN offering plenty of flexibility and functionality. Enjoy the LARGE PRIVATE BACKYARD, SINGLE DETACHED GARAGE with a BRAND-NEW ROOF completed this month, PLENTY OF ADDITIONAL PARKING, a NEW HOT WATER TANK, and the added peace of mind of a NEW SEWER LINE. Located in the heart of Haysboro, this central Calgary community is loved for its convenience, with easy access to the LRT system, shopping, schools, parks, and major routes throughout the city. Opportunities like this do not come up often. Come see this fantastic bungalow in person today!