



**8432 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2313084**



**\$675,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Open Floorplan		

**Inclusions:** None

Opportunities abound with this move-in ready 3-bedroom, 2-bathroom home situated on an impressive 60' x 120' R-CG lot on the northern edge of Haysboro. With the roof, windows, and furnace already updated, along with a refreshed kitchen, this is an ideal property to live in or rent while you explore the future development potential of this prime location. The classic main floor layout features beautiful original hardwood flooring through the living and dining areas, The space has been thoughtfully opened up from its original design, creating better flow and connectivity. Upstairs, the original hardwood continues through all three bedrooms, while the bathroom has been tastefully updated. The lower level offers a full bathroom, an expansive rec room with an adjacent space perfect for an office or additional bedroom and the laundry/mechanical room with additional storage. The mature treed front yard provides privacy from both the street and neighbouring properties. The backyard is massive offering exceptional space for outdoor living, entertaining and future development. At the rear, you'll find substantial off-street parking with space for up to four vehicles in addition to the detached single garage. Located in the established southwest community of Haysboro, this home offers the perfect balance of convenience, connectivity, and lifestyle. Known for its mature tree-lined streets and welcoming atmosphere, Haysboro is popular with families, professionals, and downsizers alike. Residents enjoy quick access to major routes, nearby Heritage C-Train station, parks, pathways, schools, shopping, and everyday amenities. Just minutes from Glenmore Reservoir, Heritage Park, Chinook Centre, this location combines suburban comfort with easy access to downtown Calgary.