



GRASSROOTS
REALTY GROUP

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183, 8948 Elbow Drive
Calgary, Alberta

MLS # A2322072



\$259,900

Division:	Haysboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Wood Siding
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 566
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Not applicable

Welcome to this bright and spacious 2-bedroom, 1.5-bathroom main floor condo in the established community of Haysboro. Surrounded by mature trees and beautifully maintained green spaces, this home offers a peaceful setting with the convenience of nearby amenities, transit, and shopping. Designed with comfort and versatility in mind, the functional layout features generously sized rooms that easily accommodate both everyday living and entertaining. The living room is filled with natural light and opens onto a private west-facing patio, the perfect spot to enjoy afternoon sunshine, morning coffee, or a quiet evening outdoors. The two well-proportioned bedrooms provide flexibility for a variety of lifestyles, whether you're accommodating guests, creating a home office, or simply looking for extra space. Additional conveniences include in suite laundry, an assigned parking stall with plug-in, and an assigned storage shed. Hays Farm residents enjoy access to exceptional amenities, including an outdoor swimming pool which is just steps away from this unit, tennis court, sauna, party room, and beautifully landscaped common areas that foster an active and connected lifestyle. Ideally situated within walking distance of the train station and close to schools, shopping, restaurants, and more, this location offers outstanding accessibility and everyday convenience. Whether you're a first-time buyer, investor, downsizer, or simply seeking a low-maintenance lifestyle in a well-established community, this is an opportunity you do not want to miss! Book your showing today.