



**GRASSROOTS**  
REALTY GROUP

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8432 Elbow Drive SW  
Calgary, Alberta

MLS # A2333918



**\$615,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <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

Set on an impressive 60' x 120' lot at the northern edge of Haysboro, this move in ready 3-bedroom, 2-bathroom home pairs everyday comfort with a setting built for what comes next. The roof, windows, and furnace have already been updated, along with a refreshed kitchen, so all that's left to do is move in and enjoy. Original hardwood runs through the main floor living and dining areas, opened up from its original layout for better flow and connectivity, and continues upstairs through all three bedrooms, where the bathroom has also been tastefully updated. Downstairs, the lower level offers a full bathroom, an expansive rec room with an adjacent space suited to an office or additional bedroom, along with laundry and mechanical room with extra storage. The massive backyard delivers exceptional space for outdoor living and entertaining, with off-street parking for up to four vehicles at the rear alongside the detached single garage. Elbow Drive is identified in the City of Calgary's Heritage Communities Local Area Plan as a Neighbourhood Connector, one of the streets the City has identified to carry the community's growth over the next generation. Community Connectors are where the City wants to see continued investment, not sprawling change, but steady, planned evolution, already visible with new builds and infills as part of the current streetscape. This transit oriented location provides the MAX Teal BRT stop a short distance away at the corner of Elbow and Heritage, or a short walk to Heritage LRT Station to catch the Red Line. For buyers looking beyond move-in day, this expansive lot offers compelling long-term appeal. Positioned on a corridor the City has already identified as part of its future vision, it sits within an established neighbourhood prized for its mature tree-lined streets and exceptional access to major routes, parks, pathways, schools, and everyday

amenities. Glenmore Reservoir, Heritage Park, and Chinook Centre are all just minutes away.