

**607, 8948 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2304010**



**\$230,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 695
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** None

Enjoy an exceptional lifestyle in this bright, welcoming apartment ideally located 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. This is a rare opportunity to own one of the complex's most distinctive and spacious floor plans featuring one and a half bathrooms—an offering that seldom becomes available. In fact, the last time this particular floor plan was sold was in April 2020, underscoring just how tightly held and desirable it is among residents. 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 east-facing balcony—an ideal spot to relax after a long day. The spacious dining area sits beside a classic white kitchen. The laminate wood floor greets you at the front door and continues through the living room. Parking stall #8 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 unit provides extra privacy thanks to the thick firewall on one side. I'd be delighted to show you around!