

482, 8948 Elbow Drive SW  
 Calgary, Alberta

MLS # A2349648



**\$185,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 698 sq.ft.                         | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |
|--------------------|----------------------------------|
| <b>Heating:</b>    | Baseboard, Electric, Natural Gas |
| <b>Floors:</b>     | Carpet, Linoleum                 |
| <b>Roof:</b>       | Asphalt Shingle                  |
| <b>Basement:</b>   | -                                |
| <b>Exterior:</b>   | Wood Frame                       |
| <b>Foundation:</b> | -                                |
| <b>Features:</b>   | See Remarks                      |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 472 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-C1   |
| <b>Utilities:</b> | -      |

**Inclusions:** n/a

Prime Top Floor Location: no upstairs neighbours and beautiful, sunny west exposure. Enjoy gorgeous, bright afternoons overlooking the peaceful courtyard greenspace. Hays Farm is located on a direct bus route to downtown, just minutes from the LRT station and premier shopping at Chinook Centre. This one bedroom condo is quite spacious with a west facing deck, galley style kitchen, dining room, bedroom and in suite storage room. Updated luxury vinyl plank flooring recently installed. There is one outdoor parking stall, an extra hallway locker & laundry room in close proximity. Hays Farm also provides it's residents with resort-style perks: cool off in the outdoor swimming pool, play on the tennis courts, or host guests in the party room. Bring your favourite feline friend along to your new home as cats are allowed. . Photos with furniture are staged but overlaid on original photos. Building is Harvard Mews, enter from East side of building.