



8432 Elbow Drive Calgary Alberta

\$599,900

Set on an impressive 60x 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 renovated kitchen. Beautiful original hardwood flooring runs throughout the main floor and all three bedrooms of the upper level. The main floor dividing wall has been opened and installed a great bar countertop for better connectivity. Upstairs, the bathroom has also been tastefully updated with tile and features a six-foot bathtub. 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 is fenced, noticeably peaceful and private. It boasts plenty of space for outdoor living and entertaining, with off-street parking for up to four vehicles as well as a detached single garage. Elbow Drive is identified in the City of Calgary Heritage Communities Local Area Plan as a Neighbourhood Connector. Community Connectors are where city planners want to see continued investment, not sprawling change, but steady, planned evolution, already visible with new builds and infills as part of the current streetscape. Being on Elbow Drive, this home has future development potential and is conveniently situated on a transit-oriented location. The MAX Teal BRT stop is a short walk away at the corner of Elbow and Heritage, or only a 15-minute walk to Heritage LRT Station to access the Red Line. For buyers looking beyond move-in day, this expansive lot offers compelling long-term appeal. Positioned within an established neighbourhood with mature tree-lined streets and exceptional access to major routes, parks, pathways, schools, and everyday amenities. Glenmore Reservoir, Heritage Pa...

4pc Bathroom Measurements not available

Recreational, Games room 21.17 Ft x 17.83 Ft

Dining room 11.67 Ft x 8.58 Ft

Kitchen 11.25 Ft x 12.67 Ft

Living room 12.67 Ft x 17.42 Ft

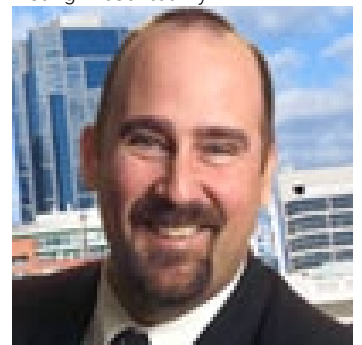
4pc Bathroom Measurements not available

Primary Bedroom 11.33 Ft x 11.00 Ft

Bedroom 11.17 Ft x 8.25 Ft

Bedroom 11.33 Ft x 8.58 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca