



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9223 ELBOW Drive, Calgary T2V 1L7**

MLS® #: **A2203861**

Area: **Haysboro**

Listing Date: **03/28/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,168**  
Low Sqft:  
Ttl Sqft: **1,168**

DOM

**24**

Layout

Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: <b>Fee Simple</b>	Zoning: <b>H-GO</b>
Legal Desc: <b>311HN</b>	

Remarks

Pub Rmks: **Charming home in the desirable neighborhood of Haysboro, offering great potential as a holding property or an opportunity to add some sweat equity. The main**

level features hardwood flooring, 2 bedrooms, a bathroom, and a bright living room with east-facing windows, allowing for plenty of natural morning light. The kitchen has oak cabinetry, and there is a separate formal dining area. The mudroom leads out to a large west-facing backyard, with a small pond and firepit area. A double detached garage adds convenience, located off the back lane. The basement hosts a generous family room, a bathroom, and a third bedroom. A fantastic opportunity to create your ideal home in a sought-after community. Excellent location close to transit, breweries, shopping, schools and more.

Inclusions:

Property Listed By:

N/A

Century 21 Masters

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













