

\$595,000 - 9611 Elbow Drive Sw, Calgary

MLS® #A2124592

\$595,000

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.16 Acres

Haysboro, Calgary, Alberta

Welcome to this charming classic bungalow nestled in the heart of Haysboro, a sought-after and well-established neighbourhood. This large 1200 square foot bungalow boasts a large corner lot (65' X 120') and mature surroundings. Step inside to discover a cozy interior that offers endless potential for customization and personalization. While retaining its vintage charm, including original hardwood just uncovered, this home features all the important updates including a newer high efficiency furnace, 2-year-old hot water tank, triple pane vinyl windows (some with built in blinds), updated siding, extra blown in attic insulation and a newer roof. The living room is bathed in natural light from the two huge picture windows. The primary bedroom is generous in size and features double closets. Two more bedrooms round off the main floor. Step outside from the dining room patio doors to the large, covered patio. A large expansive west facing fully fenced yard offers plenty of space for outdoor enjoyment and gardening, while the detached garage provides convenient parking and storage options.

Within walking distance: STEM Innovation Academy (7-9) and Eugene Coste Elementary (Spanish immersion K-5) with Haysboro Elementary (K-6) and community center with 2 outdoor skating rinks, tennis courts, basketball nets and natural playground just minutes away. Just steps to the Haysboro



off-leash dog park and close to all daily amenities including, Glenmore Landing, Glenmore Reservoir, Calgary walk and bike pathway systems and Heritage Park. Add in easy access to downtown, transit (bus and LRT), and the Glenmore reservoir you will surely enjoy the benefits of this well-developed community.

In recent years, Haysboro has shown itself to homebuyers and developers/renovators alike as one of the most desirable SW communities.

Don't miss the opportunity to make this charming bungalow your own and experience the timeless allure of Haysboro living.

Schedule your viewing today!

Built in 1958

Essential Information

MLS® #	A2124592
Price	\$595,000
Sold Price	\$651,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9611 Elbow Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1M1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Chandelier, Jetted Tub, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 10th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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