

\$715,000 - 9427 Elbow Drive Sw, Calgary

MLS® #A2142718

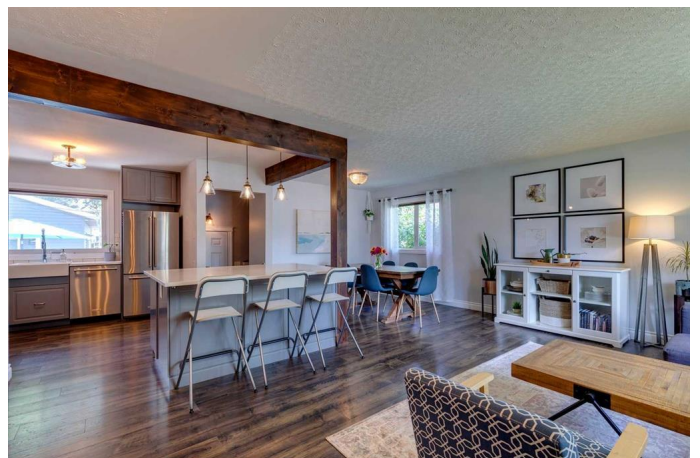
\$715,000

4 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.15 Acres

Haysboro, Calgary, Alberta

ATTENTION HOME BUYERS, INVESTORS OR BUILDERS! | FULLY RENOVATED | TRIPLE PANE WINDOWS IN BEDROOMS & FRONT OF HOUSE | CENTRAL AIR CONDITIONING | OVERSIZED DOUBLE GARAGE | DESIGNER FINISHES | OPEN FLOOR PLAN | 4 BEDROOMS | FINISHED BASEMENT | HOT WATER ON DEMAND | HUGE LOT | WALK TO THE LRT & SCHOOLS! Beautifully renovated bungalow with an oversized garage and central air conditioning in the established community of Haysboro. The bright main floor has been stunningly updated with a neutral colour pallet, designer finishes and an open and airy floor plan. A large living room window spills in natural light illuminating the gleaming laminate floors, creating a warm space to put your feet up and unwind. Kept comfortable in any season thanks to central air conditioning. The dining room is a great extension of the kitchen with plenty of room for hosting large or more intimate events. Culinary creativity is inspired in the stunningly renovated chef's kitchen featuring full-height cabinets, timeless subway tile backsplash and white countertops that pair beautifully with the stainless steel appliances. A centre island accented by wood beam details ensures plenty of additional space to casually gather. Those beautiful laminate floors are continued into the 3 spacious bedrooms. Stylishly updated, the bathroom boasts full-height tile surround and low-flush plumbing. Gather in the sunshine-filled finished



basement for relaxation, downtime and entertainment. The huge rec room can easily be divided by furniture to accommodate a media area, play space, gym, hobby area, home office and more! French doors lead to the 4th bedroom giving privacy to guests. Completing this level are another full bathroom and loads of storage. Further adding to your comfort is a Gradient thermal combination furnace and on-demand water heater. The oversized lot allows for loads of outdoor space for barbequing and unwinding on the deck or patio while kids and pets play in the yard all privately fenced and nestled amongst mature landscaping. Parking will never be an issue thanks to the oversized double detached garage with additional front driveway parking. This phenomenal home is in an unsurpassable location within walking distance to schools and the Southland LRT station. The family-oriented community of Haysboro offers many parks and playgrounds as well as tennis courts and an outdoor skating rink with shops, services and restaurants close by as well as neighbouring Glenmore Reservoir with its many pathways, parks, spray park, boating and much more!

OPTION TO COMBINE WITH NEIGHBOR (9431 Elbow Drive SW) for redevelopment project. Approx 177 feet of frontage)

Built in 1958

Essential Information

MLS® #	A2142718
Price	\$715,000
Sold Price	\$705,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.15
Year Built	1958

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9427 Elbow Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1L8

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Driveway, Oversized

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, French Door, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 3rd, 2024
Date Sold	August 8th, 2024
Days on Market	36
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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