

\$699,900 - 9431 Elbow Drive Sw, Calgary

MLS® #A2161674

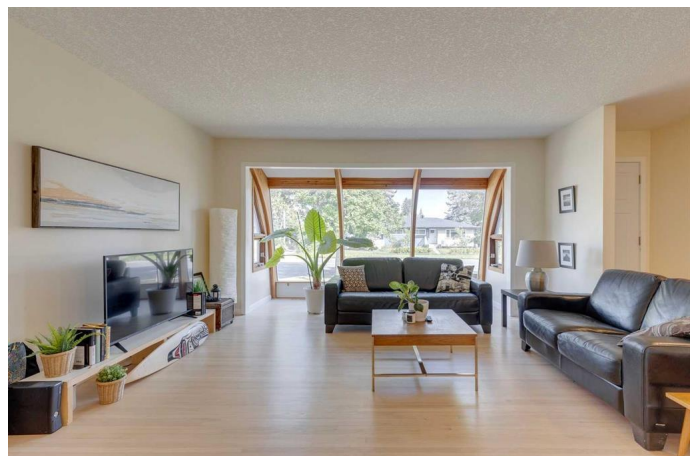
\$699,900

4 Bedroom, 2.00 Bathroom, 1,314 sqft

Residential on 0.19 Acres

Haysboro, Calgary, Alberta

Welcome to this beautifully REMODELED BUNGALOW, perfectly situated on a SPACIOUS REVERSE PIE LOT in the highly desirable community of HAYSBORO. The main floor offers an inviting open-concept living and dining area, highlighted by original built-in cabinetry that adds a touch of vintage elegance. The updated kitchen is both stylish and functional, offering ample cupboard space, butcher block countertops, a sleek subway-tiled backsplash, and MODERN APPLIANCES INSTALLED IN 2021. Just off the kitchen, youâ€™ll find a cozy family room featuring a shiplap accent wall and a gas fireplace, perfect for relaxing or entertaining. This room also provides direct access to a LARGE, PRIVATE YARD filled with mature trees and plenty of room for gardening. The main floor is completed by a SPACIOUS PRIMARY BEDROOM, TWO ADDITIONAL BEDROOMS AND A WELL-APPOINTED 4 PIECE BATH. The lower level boasts shared laundry facilities and provides access to a legal suite. The suite includes a generously sized open area, perfect for living, dining, and office spaces, along with a conveniently tucked-away kitchen. It also features TWO LARGE BEDROOMS AND 3-PIECE BATH. Additional highlights include an OVERSIZED SINGLE GARAGE, accessible from the back alley and equipped with a GAS LINE SUPPLY. The home has been FULLY RENOVATED in 2021, with a NEW ROOF (2020), ALL -NEW WINDOWS (2021), UPDATED ELECTRICAL



(2021), and a NEW HOT WATER TANK (2023).

Whether you’re looking for an INVESTMENT PROPERTY, a MORTGAGE HELPER, or an AIRBNB opportunity, this home is move-in ready and ideally located to capitalize on Calgary’s booming rental market. With easy access to public transit, local amenities, schools, and a short commute downtown, this property offers both convenience and charm. Don't miss the opportunity to make it yours!

Built in 1958

Essential Information

MLS® #	A2161674
Price	\$699,900
Sold Price	\$705,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,314
Acres	0.19
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9431 Elbow Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V1L8

Amenities

Parking Spaces	2
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Parking	Oversized, Single Garage Detached
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Interior

Interior Features	Built-in Features, Natural Woodwork, Open Floorplan, Separate Entrance, Storage
Appliances	Built-In Freezer, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Sun Room
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 17th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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