

# \$888,000 - 9836 Elbow Drive Sw, Calgary

MLS® #A2218940

## \$888,000

5 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Property Description for 9836 Elbow Drive:

Attention Builders and Investors! Prime development site located at 9836 Elbow Drive, strategically zoned for a 5+5 unit multi-family project. Qualified for the CMHC MLI Select Program, this property is ideal for creating basement suites that meet affordable housing criteria, maximizing program incentives. Development is shovel-ready, offering immediate potential for construction. Joint venture opportunities available—partner and profit in one of Calgary's most desirable communities. GET THIS BUILDING with only 175k downpayment

Built in 1958

## Essential Information

MLS® #	A2218940
Price	\$888,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	9836 Elbow Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1M3

## Amenities

Parking Spaces	2
Parking	None, Off Street

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Wood
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	53
Zoning	R-C1

## Listing Details

Listing Office	Grand Realty
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