

# \$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, Microwave, Refrigerator, Washer/Dryer, Humidifier |
| 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 | 34             |
| Zoning         | R-C1           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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