



9836 Elbow Drive SW  
Calgary, Alberta

MLS # A2278408

**\$848,000**



Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	None, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** None

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&mdash;partner and profit in one of Calgary's most desirable communities. GET THIS BUILDING with only 175k downpayment. Development Permit is ready in place as well.