

**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—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.