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## 36 ELMONT DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
28884

**MLS ID:**  
A2175533

**\$2,895,000**



 **JONATHAN POPOWICH**  
 (403) 404-0300

 eXp Realty  
 403-262-7653

 36 Elmont Drive SW, Calgary , Alberta T3H 3X5

**Transaction Type**

For Sale

**Days On Market**

96

**Zoning**

R-G

**Subdivision**

Springbank Hill

**Year Built**

1993

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

9111797

**Building Area (Sq. Ft.)**

1905.23

**Building Area (Sq. M.)**

177.00

**Lot Size (Sq. Ft.)**

63507

**Lot Size (Acres)**

1.46

**Inclusions**

N/A

**Restrictions**Easement Registered On Title,Utility  
Right Of Way**Reports**

Aerial Photos,Title

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Calling all developers, builders and investors - this is your opportunity to purchase a prime parcel of land in coveted Springbank Hill. 1.46+- acres of land. The current owner has completed all necessary reports and due diligence, and this parcel is shovel ready for 8 prime single family estate lots or explore the possibility for increased density and bring your vision to life. Reports and further information available with an accepted offer.

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