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## 9836 ELBOW DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
31376


**MLS ID:**  
A2238743

**\$3,650,000**



 **RINGO TSANG**  
 (403) 460-3888

 Grand Realty  
 403-460-3888

 9836 Elbow Drive , Calgary , Alberta T2V 1M3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 58
<b>Zoning</b> H-GO	<b>Subdivision</b> Haysboro	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2026	<b>Structure Type</b> Five Plus	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 5463 HL	<b>Building Area (Sq. Ft.)</b> 7556.50
<b>Building Area (Sq. M.)</b> 702.02	<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks
<b>Reports</b> Title		

roperty 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

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