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## 5600 ELBOW DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33467


**MLS ID:**  
A2277739

**\$1,500,000**



 **ANTHONY AU**  
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 5600 Elbow Drive SW, Calgary , Alberta T2V1H8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 26
<b>Zoning</b> DC - Direct Control	<b>Subdivision</b> Windsor Park	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1952	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> PLAN 3701GA	<b>Building Area (Sq. Ft.)</b> 1414.00
<b>Building Area (Sq. M.)</b> 131.36	<b>Lot Size (Sq. Ft.)</b> 6098	<b>Lot Size (Acres)</b> 0.14
<b>Inclusions</b> Negotiable	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans, Title

Standalone commercial building with excellent exposure along Elbow Drive SW, offering approximately 1,414 sq ft of built-out space. Currently improved as a dental clinic, the property is well suited for medical, professional office, or service-oriented users. The site features strong street presence, prominent signage potential, and approximately 9 surface parking stalls, plus additional street parking. Located on a high-traffic corridor within an established South Calgary area, with convenient access to surrounding residential neighbourhoods, retail amenities, and transit routes. A rare opportunity to acquire a high-exposure, standalone commercial asset ideal for owner-users or investors.

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