



GRASSROOTS
REALTY GROUP

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7824 Elbow Drive SW
Calgary, Alberta

MLS # A2224380



\$799,998

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular		

Heating:	High Efficiency, Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: Garage Door Opener

Attention Investors & Developers! Prime Inner-City Development Opportunity An exceptional 8,200 sq. ft. (60' x 135') lot with Back lane and H-GO zoning, offering the potential for 12 suites—six row-homes with six basement suites—and up to 12,300 sq. ft. of buildable area. This makes it an ideal project for Multi-family project such as CMHC MLI SELECT financing. The property features a modern, open-concept 3-bedroom, 2-bathroom bungalow with hardwood floors, an updated kitchen and bathrooms, and a spacious ensuite with heated floors—blending elegance with functionality.

Henry Wise Wood High School, it has a strong tradition of academic achievement, offering programs such as: International Baccalaureate (IB), Gifted & Talented Education (GATE) - Expansive 60' x 135' lot with extensive decking. - Oversized finished garage (22' x 24') for added convenience. - Newer windows & mechanicals (high-efficiency furnace & water heater). - Located in Kingsland, one of Calgary's top-ranked neighborhoods for walking, biking, and transit access. - Minutes from downtown, with excellent express transit options (Bus #3, C-Train etc.). - Prime location on Elbow Drive, steps from shopping, delis, restaurants, Glenmore Reservoir, Chinook Centre, and even Starbucks just steps away! An outstanding investment opportunity to hold with cash flow potential while planning for future development.