



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9836 Elbow Drive  
Calgary, Alberta

MLS # A2238743



**\$3,650,000**

Division:	Haysboro		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,557 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	H-GO
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

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&mdash;partner and profit in one of Calgary&rsquo;s most desirable communities. GET THIS BUILDING with only 175k downpayment