



**5600 Elbow Drive SW
Calgary, Alberta**

MLS # A2277739

\$1,500,000



Division: Windsor Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Elbow Drive Dental Centre

Bus. Name: -

Size: 1,414 sq.ft.

Zoning: DC - Direct Control

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: Negotiable

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.