



**GRASSROOTS**  
REALTY GROUP

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**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.