



**GRASSROOTS**  
REALTY GROUP

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

**312 Roxboro Road SW**  
**Calgary, Alberta**

**MLS # A2293929**



**\$1,800,000**

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**Division:** Roxboro

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**Lot Size:** 0.18 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-CG

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Rare opportunity to acquire riverfront land in the established community of Roxboro. One of six exclusive parcels released for sale, each offering direct access to the Elbow River and the potential to build a custom home in one of Calgary's most sought-after inner-city locations. This lot features approximately 8,000 square feet of land with 50 feet of river frontage, providing exceptional exposure and the ability to design a truly one-of-a-kind residence. These properties were acquired by the Province of Alberta following the 2013 floods and are now being offered for sale through a transparent and structured process. Buyers will have access to a comprehensive due diligence package, including surveys and title documents. Located minutes from downtown, yet tucked within a quiet residential enclave, Roxboro offers a unique blend of privacy, natural beauty, and urban convenience. Opportunities like this are exceptionally rare. This is one of six Government-owned lots offered on Roxboro Road. Offers requested on or before 8:00 AM Wednesday, April 22. To be reviewed and responded to within two business days (subject to change).