



9836 Elbow Drive SW
Calgary, Alberta

MLS # A2294133



\$875,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	None, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Wood

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: H-GO

Utilities: -

Inclusions: None

Property 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. Purchase structure may be attractive for qualified buyers. Financing and capital requirements are subject to lender approval and buyer qualification. GET THIS with very minimal DOWNPAYMENT Development Permit is ready in place as well.