



9751 Elbow Drive SW
Calgary, Alberta

MLS # A2178062



\$995,000

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1958 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Standard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

ATTENTION BUILDERS & INVESTORS WITH THE DESIRE FOR THE IDEAL INVESTMENT OPPORTUNITY! | WILL INCLUDE APPROVED DP FOR 10 UNITS IN PURCHASE PRICE. PERFECT FOR PURPOSE BUILT RENTAL! | THE PERFECT PROJECT FOR CMHC- MLI SELECT FINANCING | ENJOY THE OPPORTUNITY OF AS LITTLE AS 5% DOWN + 50 YEAR AMORTIZATION = STRONG ROI!! Imagine the opportunity to build a highly sought-after, income-generating 5-plex + 5 legal basement suites in the desirable Haysboro community – a project that could deliver substantial returns while providing a fresh, modern housing option for Calgary’s rental market. This project envisions five carefully designed, upscale units, each with a fully legal, self-contained basement suite. With Calgary's rental demand on the rise, this multi-family layout offers a unique approach: dual-income streams per unit. Picture each primary suite featuring an open, inviting floor plan with three bedrooms, a high-end kitchen, and a welcoming living space, ideal for young professionals or families. Below each unit, a fully legal basement suite with a separate entrance and designated parking offers a private, one-bedroom retreat that appeals to tenants looking for affordability without sacrificing comfort. Building this 5-plex with five legal suites positions you to tap into a robust rental market in Haysboro, a community known for its proximity to transit, shopping, schools, and parks. This location enhances tenant appeal and supports long-term occupancy, which is essential for maximizing revenue. Beyond the income potential, constructing this type of property aligns with Calgary's increased demand for higher-density housing, especially in established neighborhoods. By developing this project, you'll not only be addressing a crucial housing need but also creating

a valuable asset that promises both stability and growth in one of Calgary's strongest rental markets.