



GRASSROOTS
REALTY GROUP

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407 40 Avenue SW
Calgary, Alberta

MLS # A2323962



\$2,500,000

Division: Elbow Park

Lot Size: 0.22 Acre

Lot Feat: No Neighbours Behind

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Seven. That's the number of riverfront lots in the final phase of the prestigious inner-city community of Elbow Park. A lovely deep property of over 170' with 62' of river frontage, this land offers a generous build site and an opportunity to create a real natural urban retreat. Across the river trees shroud the riverbank creating even more privacy. With a south facing back yard warmth and sunlight abound. These properties were acquired by the Province of Alberta while the water-flow system was being remediated and restructured following the 2013 floods. They are now being offered for sale through a transparent and structured process. Additional information is available. Offers requested on or before 8:00 am MST on July 16, 2026.