



**GRASSROOTS**  
REALTY GROUP

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409 40 Avenue SW  
Calgary, Alberta

MLS # A2324026



**\$4,000,000**

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**Division:** Elbow Park

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**Lot Size:** 0.46 Acre

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**Lot Feat:** No Neighbours Behind

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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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Seven. That's the number of riverfront lots in the final phase of the prestigious inner-city community of Elbow Park. With almost half an acre and 111' of river frontage, this expansive property will make a gracious estate, a legacy. A singular opportunity for breathing space, calm and the tranquility of nature whilst remaining in the centre of the vibrant city. 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 14, 2026.