



GRASSROOTS

REALTY GROUP

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415 40 Avenue SW
Calgary, Alberta

MLS # A2324034



\$2,600,000

Division: Elbow Park

Lot Size: 0.28 Acre

Lot Feat: Irregular Lot, 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. At more than a quarter of an acre of land and 98' of river frontage, this is one of the larger parcels available. Truly an inner-city location, design will matter to take advantage of the river access while softening the proximity of Elbow Drive. This is an opportunity to combine the urban landscape with the natural environment while creating a legacy in one of Calgary's deeply historic communities. 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 22, 2026.