



GRASSROOTS
REALTY GROUP

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640 Riverdale Avenue SW
Calgary, Alberta

MLS # A2324041



\$2,600,000

Division: Elbow Park

Lot Size: 0.23 Acre

Lot Feat: No Neighbours Behind, Rectangular Lot

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. One of the deepest sites in the collection, this property provides room to stretch out. Riverdale Avenue is one of Calgary's most desirable streets and this location with its calm but also easy access out of the neighbourhood makes it the perfect blend of urban and private. A generous 62' of riverfront and 158' of depth, this is truly an estate lot. 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. Please note that a portion of the previous foundation remains below grade. Additional information is available. Offers requested on or before 8:00 am MST on July 24, 2026.