



GRASSROOTS

REALTY GROUP

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708 Riverdale Avenue SW
Calgary, Alberta

MLS # A2324046



\$3,000,000

Division: Elbow Park

Lot Size: 0.24 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. Rare in both size and location and with 75' of water frontage, this grand property provides the best Riverdale Avenue has to offer. Secluded residences with timeless appeal line the streets of this exceptional neighbourhood but few offer the sheer area of this property. Connect directly with nature while remaining in close proximity to the 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 20, 2026.