



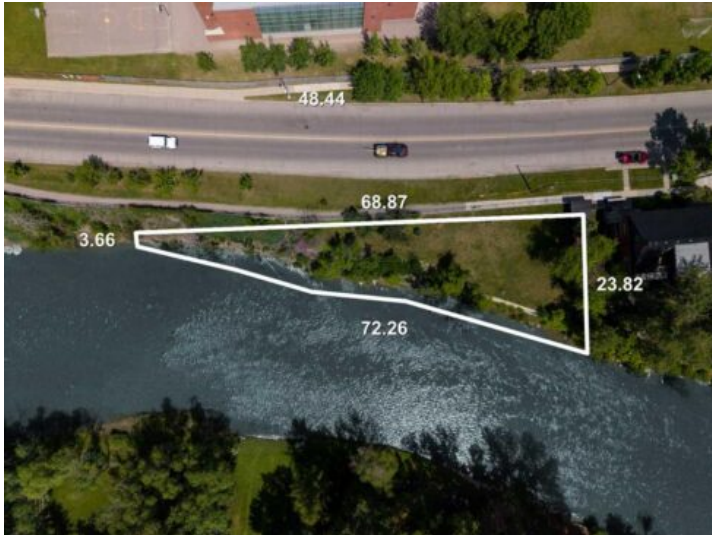
**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**715 Sifton Boulevard SW  
Calgary, Alberta**

**MLS # A2324054**



**\$1,600,000**

**Division:** Elbow Park

**Lot Size:** 0.21 Acre

**Lot Feat:** Steep Slope, Wedge Shaped 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. This wedge-shaped property offers a singular chance to build an architectural masterpiece, a legacy. With over 200' of riverbank views, your home can reside in the centre of Canada's fastest growing city while suspended in nature. The sounds, the feel, the smell. A moment of calm and beauty among life's chaos to remind you of what's possible in life. 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 this lot has a partial buried foundation. Additional information is available. Offers requested on or before 8:00 am MST on July 30, 2026.