



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

718 Riverdale Avenue SW
Calgary, Alberta

MLS # A2324063



\$2,500,000

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. A perfectly formed 50' lot with almost 200' of depth, this property is nestled between a gentle river and the canopy of trees lining the streets. The sound of the water, birds, and a gentle breeze. Claim your spot. Build the dream. Create your legacy. 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 28, 2026.