

**9836 Elbow Drive
Calgary, Alberta****MLS # A2238743****\$3,650,000**

Division:	Haysboro		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,557 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: N/A

roperty Description for 9836 Elbow Drive: Attention Builders and Investors! Prime development site located at 9836 Elbow Drive, strategically zoned for a 5+5 unit multi-family project. Qualified for the CMHC MLI Select Program, this property is ideal for creating basement suites that meet affordable housing criteria, maximizing program incentives. Development is shovel-ready, offering immediate potential for construction. Joint venture opportunities available—partner and profit in one of Calgary’s most desirable communities. GET THIS BUILDING with only 175k downpayment