

# \$888,000 - 9836 Elbow Drive Sw, Calgary

MLS® #A2218940

## \$888,000

5 Bedroom, 2.00 Bathroom, 1,121 sqft  
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

### Property 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

Built in 1958

### Essential Information

MLS® #	A2218940
Price	\$888,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	9836 Elbow Drive Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1M3

## Amenities

Parking Spaces	2
Parking	None, Off Street

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Wood
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	65
Zoning	R-C1

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.