

# \$799,998 - 7824 Elbow Drive Sw, Calgary

MLS® #A2224380

**\$799,998**

3 Bedroom, 2.00 Bathroom, 1,294 sqft  
Residential on 0.19 Acres

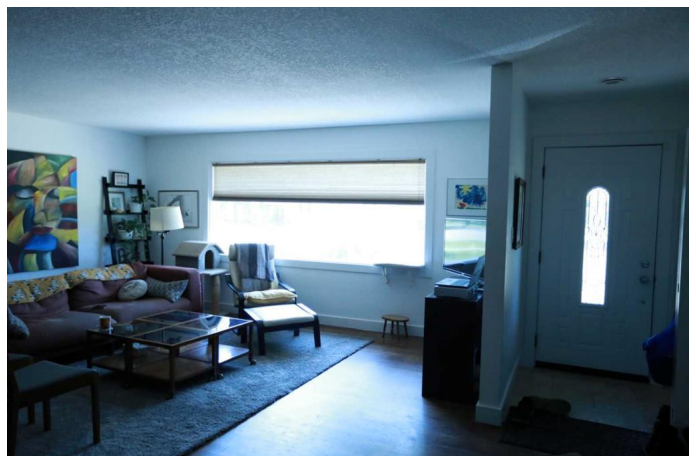
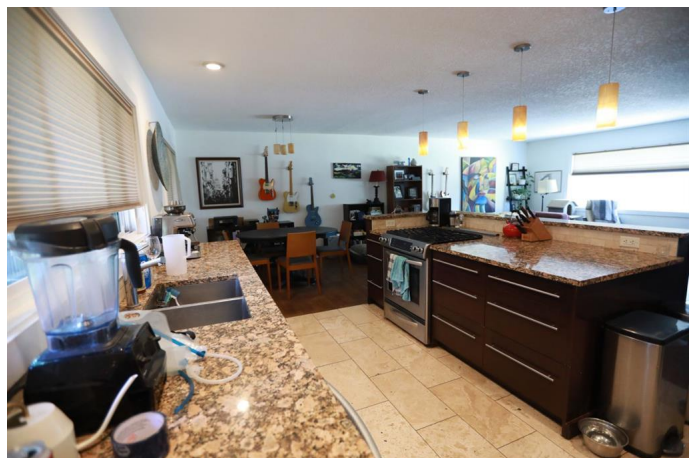
Kingsland, Calgary, Alberta

Attention Investors & Developers! Prime Inner-City Development Opportunity  
An exceptional 8,200 sq. ft. (60' x 135') lot with Back lane and H-GO zoning, offering the potential for 12 suites—six row-homes with six basement suites—and up to 12,300 sq. ft. of buildable area. This makes it an ideal project for Multi-family project such as CMHC MLI SELECT financing.

The property features a modern, open-concept 3-bedroom, 2-bathroom bungalow with hardwood floors, an updated kitchen and bathrooms, and a spacious ensuite with heated floors—blending elegance with functionality.

Henry Wise Wood High School, it has a strong tradition of academic achievement, offering programs such as: International Baccalaureate (IB), Gifted & Talented Education (GATE)

- Expansive 60' x 135' lot with extensive decking.
- Oversized finished garage (22' x 24') for added convenience.
- Newer windows & mechanicals (high-efficiency furnace & water heater).
- Located in Kingsland, one of Calgary's™ top-ranked neighborhoods for walking, biking, and transit access.
- Minutes from downtown, with excellent express transit options (Bus #3, C-Train etc.).
- Prime location on Elbow Drive, steps from shopping, delis, restaurants, Glenmore



Reservoir, Chinook Centre, and even Starbucks just steps away!

An outstanding investment opportunity to hold with cash flow potential while planning for future development.

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224380    |
| Price          | \$799,998   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,294       |
| Acres          | 0.19        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 7824 Elbow Drive Sw |
| Subdivision | Kingsland           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V1K4              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Closet Organizers, Recessed Lighting         |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer |
| Heating           | Forced Air, High Efficiency                                                                                   |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Exterior Entry                                                                                          |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Barbecue                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Back Lane, Gentle Sloping, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Wood Frame, Brick, Wood Siding                                                |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 4                   |
| Zoning         | H-GO                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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