

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

MLS® #A2224380

**\$799,998**

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

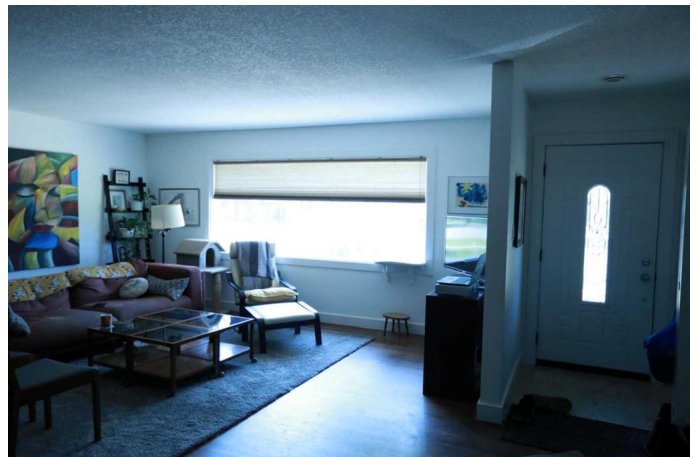
Kingsland, Calgary, Alberta

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	2
Zoning	H-GO

## Listing Details

Listing Office	First Place Realty
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