409 40 Avenue SW

Calgary | Active | MLS® A2324026

$4,000,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Only two riverfront lots remain available in the final phase of the Elbow River Estate Collection, located in the prestigious inner-city community of Elbow Park.

This exceptional parcel offers nearly 22,000 sq. ft. of land and approximately 111 ft. of Elbow River frontage, this expansive property will make a gracious estate, a legacy. A singular opportunity for breathing space, calm and the tranquility of nature whilst remaining in the centre of the vibrant city.

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. Additional information is available.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2324026
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	20,021 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	0214389
Ensuite:	No
Garage:	No
City Quadrant:	Southwest
Community:	Elbow Park
Inclusions:	N/A
Restrictions:	Development Restriction, Restrictive Covenant
Title to Land:	Fee Simple

Lot Features:	No Neighbours Behind
Waterfront Features:	River Front
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Jun 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-40-avenue-sw-calgary-a2324026/

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