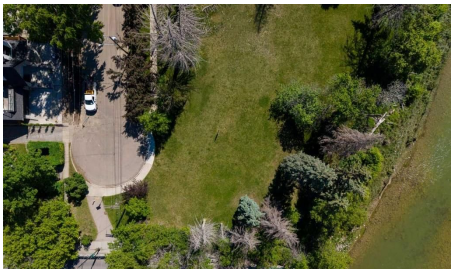
415 40 Avenue SW

Calgary | Active | MLS® A2324034

$2,600,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Just two of the seven riverfront lots in the final phase of the Elbow River Estate Collection remain available in the prestigious inner-city community of Elbow Park.
At more than a quarter of an acre of land and 98’ of river frontage, this is one of the larger parcels available. Truly an inner-city location, design will matter to take advantage of the river access while softening the proximity of Elbow Drive. This is an opportunity to combine the urban landscape with the natural environment while creating a legacy in one of Calgary’s deeply historic communities.

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. Now Open, More Than ¼ Acre with 98 FT of Elbow River Frontage.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2324034
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	12,378 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:	Irregular Lot, 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/415-40-avenue-sw-calgary-a2324034/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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