

\$799,900 - 1137a Sifton Boulevard Sw, Calgary

MLS® #A2069148

\$799,900

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

Elbow Park, Calgary, Alberta

Significant price reduction!!! Amazing value you will not find anywhere else to build your dream home. A truly extraordinary opportunity presents itself to construct your dream home on an expansive 7,287 sq ft lot, just steps away from the picturesque Elbow River pathways in the heart of the cherished Elbow Park community. Poised gracefully high atop a sloped lot on Sifton Blvd, your future residence will bask in beautiful views, coupled with the natural radiance of east and south exposures. Unparalleled in its prime location, you'll enjoy close proximity to Bow River pathways, River Park, Riverdale off-leash dog park, Sandy beach, Marda Loop, the prestigious Glencoe Club, excellent schools, shopping, public transit, and easy downtown access via 14th Street. There is a plethora of potential, offering you the choice to construct a grand, spacious home boasting over 5000 sq ft above grade, or opt for a smaller scale abode with approximately 3500 sq ft above grade, complemented by a sizeable yard. Don't let this exceptional opportunity slip away to create your perfect home in this remarkable setting!



Essential Information

MLS® #	A2069148
Price	\$799,900
Sold Price	\$799,900
Bathrooms	0.00

Acres	0.17
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	1137a Sifton Boulevard Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2K8

Exterior

Lot Description	Back Lane, Triangular Lot
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Additional Information

Date Listed	July 27th, 2023
Date Sold	March 7th, 2024
Days on Market	224
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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