

\$3,900,000 - 11650 Elbow Drive Sw, Calgary

MLS® #A2098902

\$3,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.46 Acres

Canyon Meadows, Calgary, Alberta

Great investment or owner user. The current occupants would like to stay in an alternate format if possible occupying 6163 sf of the 10291 total sf. This is the first time on the market for this well located property with an Elbow Drive Address right off Anderson Road in the SW. It's across the street from a busy Strip Mall. The owners spared no expense in developing this site with a Tyndall stone and Acrylic stucco exterior and quality finishing throughout this well-maintained professional office building. The recent replacement of the two boilers and tankless hot water tank plus all the electrical panels in the basement means years of worry free building maintenance that controls your operating costs. You need to see this building yourself to appreciate its true value to you and the community. Book your private tour today!

Built in 2010

Essential Information

MLS® #	A2098902
Price	\$3,900,000
Sold Price	\$3,800,000
Bathrooms	0.00
Acres	0.46
Year Built	2010
Type	Commercial
Sub-Type	Office



Status Sold

Community Information

Address 11650 Elbow Drive Sw
Subdivision Canyon Meadows
City Calgary
County Calgary
Province Alberta
Postal Code T2W 1S8

Amenities

Parking Spaces 23

Interior

Heating Boiler, Natural Gas
Cooling Central Air

Exterior

Roof Flat, Tar/Gravel
Foundation Poured Concrete

Additional Information

Date Listed December 28th, 2023
Date Sold July 25th, 2024
Days on Market 210
Zoning C-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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