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5600 ELBOW DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33467

MLS ID:
A2277739

\$1,500,000



 **ANASTASIYA GRYSHCENKO**
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 5600 Elbow Drive SW, Calgary , Alberta T2V1H8

Transaction Type For Sale	Title Fee Simple	Days On Market 124
Zoning DC - Direct Control	Subdivision Windsor Park	Building Type Free-Standing
Year Built 1952	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan PLAN 3701GA	Building Area (Sq. Ft.) 1414.00
Building Area (Sq. M.) 131.36	Lot Size (Sq. Ft.) 6098	Lot Size (Acres) 0.14
Inclusions Negotiable	Restrictions None Known	Reports Floor Plans, Title

Standalone commercial building with excellent exposure along Elbow Drive SW, offering approximately 1,414 sq ft of built-out space. Currently improved as a dental clinic, the property is well suited for medical, professional office, or service-oriented users. The site features strong street presence, prominent signage potential, and approximately 9 surface parking stalls, plus additional street parking. Located on a high-traffic corridor within an established South Calgary area, with convenient access to surrounding residential neighbourhoods, retail amenities, and transit routes. A rare opportunity to acquire a high-exposure, standalone commercial asset ideal for owner-users or investors.

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