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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

**\$1,400,000**



 **ANTHONY AU**  
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 **KPLI Real Estate Corporation**  
 403-554-8453

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

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