



## 1104 Sifton Boulevard Calgary Alberta

\$899,900

Exceptional Opportunity in Prestigious Elbow Park! Located a stone's throw away from the Elbow River, this prime property offers a rare chance to build your dream home or renovate the existing home, in one of Calgary's most sought-after inner-city communities. Set on a lot size of ~6781sqft, this property is ideal for redevelopment, surrounded by luxury homes and mature landscaping that defines the charm and exclusivity of Elbow Park. The existing bungalow structure is being sold as-is, making this the perfect canvas for a custom home. Enjoy easy access to river pathways, parks, top-rated schools, Mission's shopping district, and downtown Calgary, all while being tucked away in a serene residential enclave. With few redevelopment lots remaining in this area, this is an exceptional opportunity for builders, investors, or families looking to design a legacy home in an unbeatable location. Don't miss your chance to secure a premium piece of land in Elbow Park! (id:6769)

2pc Bathroom 3.75 Ft x 10.25 Ft

Bedroom 11.00 Ft x 10.83 Ft

Laundry room 10.83 Ft x 11.17 Ft

Recreational, Games room 22.00 Ft x 14.92 Ft

Storage 9.00 Ft x 10.00 Ft

Furnace 9.08 Ft x 7.58 Ft

Primary Bedroom 11.42 Ft x 12.17 Ft

Bedroom 11.50 Ft x 9.25 Ft

4pc Bathroom 7.50 Ft x 4.83 Ft

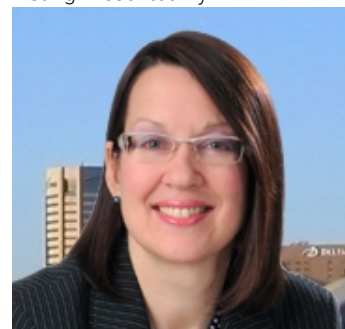
Dining room 5.75 Ft x 7.92 Ft

Living room 13.42 Ft x 17.83 Ft

Kitchen 9.50 Ft x 8.83 Ft

Sunroom 9.58 Ft x 19.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

# RE/MAX®

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(CENTRAL)**

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net