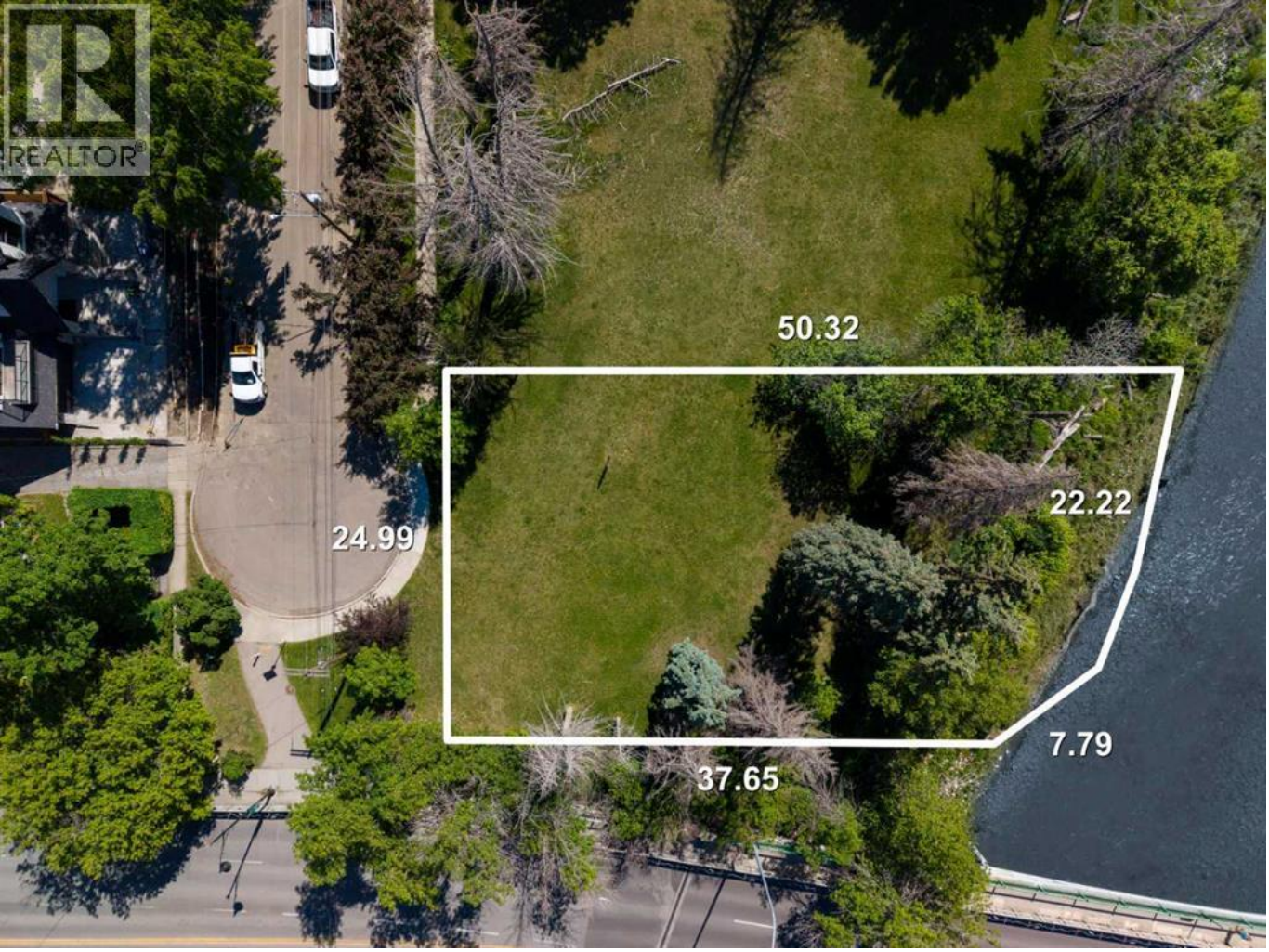
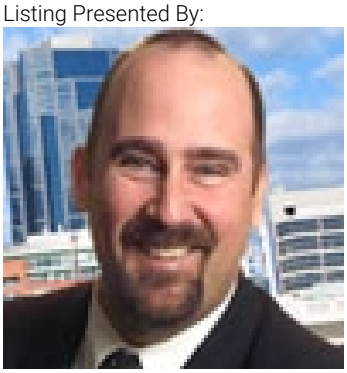



# 415 40 Avenue Calgary Alberta

$2,600,000

Just two of the seven riverfront lots in the final phase of the Elbow River Estate Collection remain available in the prestigious inner-city community of Elbow Park. At more than a quarter of an acre of land and 98' of river frontage, this is one of the larger parcels available. Truly an inner-city location, design will matter to take advantage of the river access while softening the proximity of Elbow Drive. This is an opportunity to combine the urban landscape with the natural environment while creating a legacy in one of Calgary's deeply historic communities. These properties were acquired by the Province of Alberta while the water-flow system was being remediated and restructured following the 2013 floods. They are now being offered for sale through a transparent and structured process. Additional information is available. Now Open, More Than 1/4 Acre with 98 FT of Elbow River Frontage. (id:6769)

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