



## 608 Sifton Boulevard Calgary Alberta

\$1,100,000

An extraordinary opportunity awaits you to create your dream home on this expansive 75'x125' sq ft lot, nestled just steps away from the picturesque Elbow River pathways in the heart of historic Elbow Park. Positioned across from the river, your new home will bask in an abundance of natural light from the captivating south, east and west exposures. The unrivaled prime location is mere steps away from Elbow Park School and offers easy access to Bow River pathways, River Park, Riverdale off-leash dog park, Sandy beach, Marda Loop, the Glencoe Club, excellent schools, shopping, public transit, and a convenient commute to downtown via 14th Street or Elbow Drive. Don't miss this exceptional chance to construct your perfect home in a remarkable and sought-after location! Please note that house is sold in "as is, where is" condition & is not liveable. (id:6769)

Recreational, Games room 28.42 Ft x 10.42 Ft

Exercise room 19.00 Ft x 10.08 Ft

Laundry room 7.25 Ft x 6.25 Ft

Bedroom 20.25 Ft x 10.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 11.92 Ft x 11.58 Ft

Living room 20.08 Ft x 18.08 Ft

Dining room 12.00 Ft x 12.00 Ft

Office 12.00 Ft x 9.00 Ft

Primary Bedroom 14.00 Ft x 12.25 Ft

Bedroom 11.50 Ft x 11.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.tanyaeklundgroup.ca/>

**RE/MAX Realty Professionals**

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