

\$1,595,000 - 302 38 Avenue Sw, Calgary

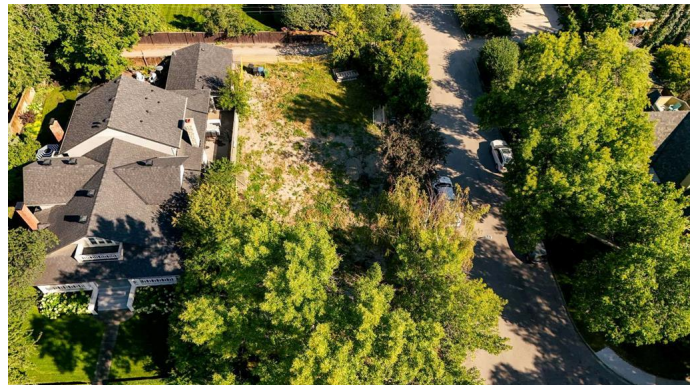
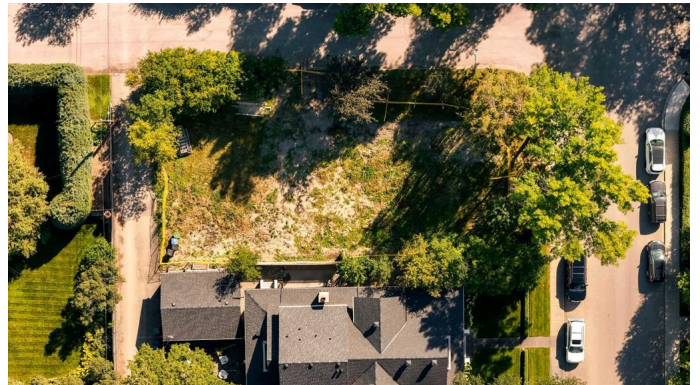
MLS® #A2252201

\$1,595,000

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Elbow Park, Calgary, Alberta

Prime opportunity in Elbow Park. This 50' x 125' (R-CG) lot is fully cleared and ready to go, with an approved Development Permit in place for a custom ~3,700 sq ft luxury single-family home plus detached triple garage. Total proposed developed living area is over ~5,300 sq ft including a fully finished basement. This is a bring-your-own-builder sale for the lot and approved DP only—not a completed build. A rare chance to secure a premium inner-city parcel with plans approved and months of design and City of Calgary approvals already completed. Located on a quiet street in prestigious Elbow Park, surrounded by high-end homes and close to river pathways, parks, top-rated schools, and easy access to downtown. This property is ideal for builders or end-users wanting to move directly into construction without delay.



Essential Information

MLS® #	A2252201
Price	\$1,595,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	302 38 Avenue Sw
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Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0V8

Additional Information

Date Listed	August 30th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	Charles
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