

# \$2,695,000 - 36 Elmont Drive Sw, Calgary

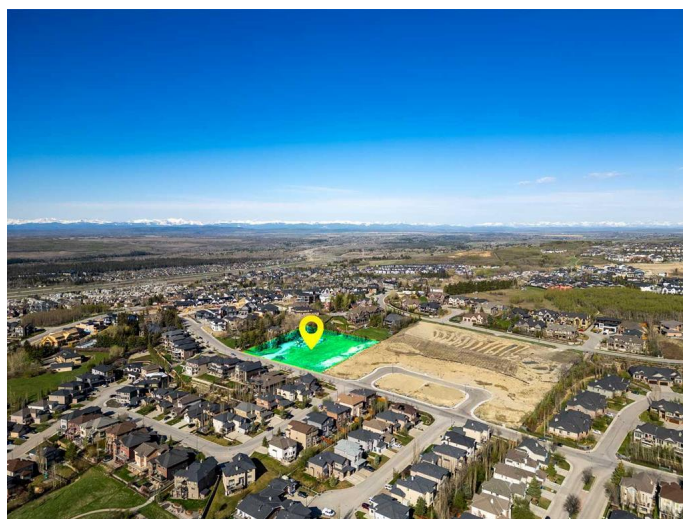
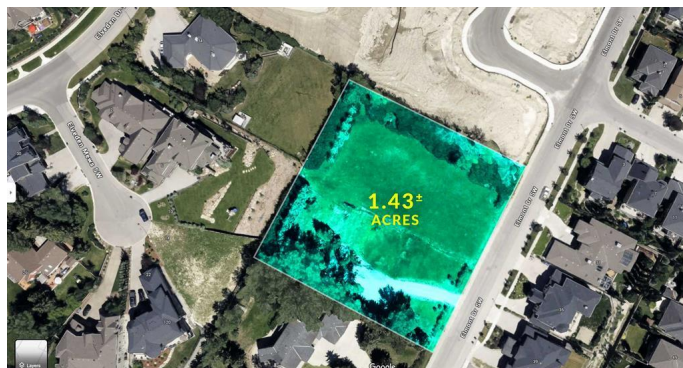
MLS® #A2204175

**\$2,695,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.43 Acres

Springbank Hill, Calgary, Alberta

Calling all developers, builders and investors - this is your opportunity to purchase a prime parcel of land in coveted Springbank Hill. 1.46+- acres of land. The current owner has completed all necessary reports and due diligence, and this parcel is shovel ready for 8 prime single family estate lots or explore the possibility for increased density and bring your vision to life. Fees and offsite levies still to be paid. Reports and further information available with an accepted offer.



## Essential Information

MLS® #	A2204175
Price	\$2,695,000
Bathrooms	0.00
Acres	1.43
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	36 Elmont Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3X5

## Additional Information

Date Listed March 20th, 2025

Days on Market 12

Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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