

# \$899,900 - 1104 Sifton Boulevard Sw, Calgary

---

MLS® #A2229461

**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.16 Acres

Elbow Park, Calgary, Alberta

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!

Built in 1946

## Essential Information



MLS® #	A2229461
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,086
Acres	0.16
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1104 Sifton Boulevard Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2L1

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Views, Few Trees
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.