

# \$48,000 - 6707 Elbow Drive Sw, Calgary

MLS® #A2254538

**\$48,000**

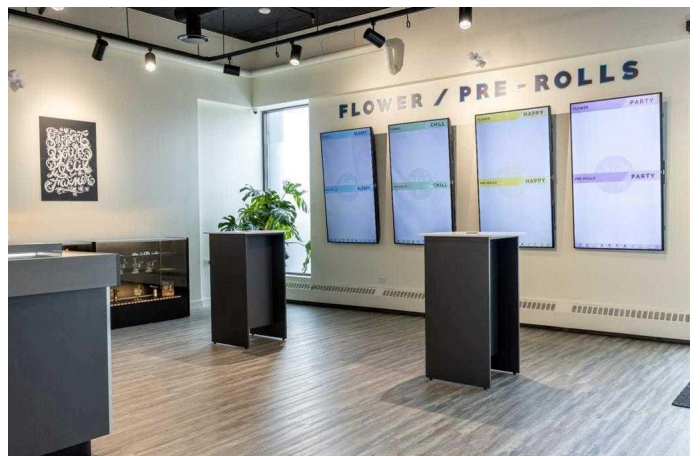
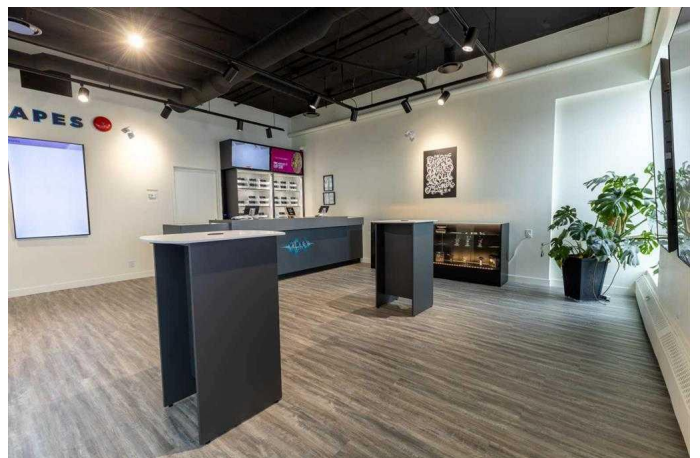
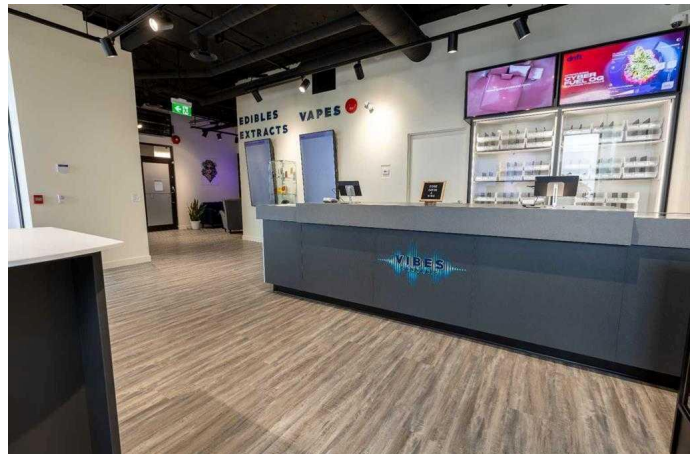
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Price to Sell – Major Reduction! Rare opportunity to acquire a fully built-out boutique retail space on busy Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this modern unit has over \$450,000 invested in construction, finishes, and compliance, originally converted from a 1990s office. Features include a high-tech security vault, kitchen, office, and multipurpose room, with boutique-style interiors and retail fixtures included. Currently licensed for cannabis retail, but offered as an asset sale so you can bring your own concept—ideal for a vape store, convenience store, salon, learning centre, boutique shop, wellness clinic, pharmacy/health products, pet supplies & grooming, print/copy or shipping centre, or studio space (fitness, yoga, dance). Excellent exposure on a major commuter corridor with no direct competition nearby, offering strong visibility and growth potential.

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2254538   |
| Price     | \$48,000   |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Retail     |
| Status    | Active     |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6707 Elbow Drive Sw |
| Subdivision | Kelvin Grove        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V 0E5             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 30                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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.