

# \$5,200,000 - 9 Elveden Drive Sw, Calgary

MLS® #A2230818

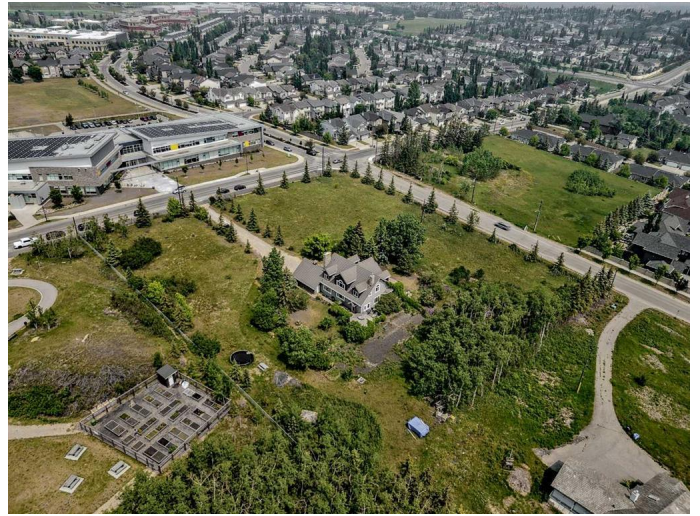
**\$5,200,000**

5 Bedroom, 5.00 Bathroom, 3,076 sqft

Residential on 2.65 Acres

Springbank Hill, Calgary, Alberta

PREMIER 2.65 ACRE ELVEDEN ESTATE - BACKING ONTO SPRINGBANK HILL COMMUNITY PARK. A prime opportunity to secure a rare corner parcel in prestigious Elveden Estates - the exclusive enclave within Springbank Hill. This elevated site boasts outstanding future development potential along with panoramic views. Backing directly onto six acres of designated municipal reserve - Springbank Hill Community Park, the property offers a tranquil, private setting adjacent to mature natural woodlands and Community Gardens. This unique connection to nature is a true luxury within city limits. A beautifully crafted executive home designed by John Haddon currently occupies the site, providing valuable flexibility. Impeccably maintained and in excellent condition, the home can be lived in or rented while planning future development or incorporated into new plans with thoughtful renovations. This is one of the last remaining large parcels in this coveted west-end corridor, surrounded by luxury estates, top-ranked schools (including Griffith Woods School directly across the street), and premium amenities. Just minutes to Aspen Landing, Westhills, major routes, and LRT access - this location combines prestige with everyday convenience. A rare, strategic acquisition in one of Calgary's most desirable communities. This opportunity is not to be missed. Book your private showing today. Please do not walk the property without an appointment. Property includes registered



utility right-of-ways, details available in supplements. Listing agent is related to the seller by marriage. Full Disclosure made in accordance with RECA guidelines.

As per seller's instruction, all offers will be reviewed at 4:00 PM on Friday, June 20th.

Kindly submit offers by 2:00 PM.

Built in 1993

### **Essential Information**

MLS® #	A2230818
Price	\$5,200,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,076
Acres	2.65
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	9 Elveden Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3N9

### **Amenities**

Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Crown
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Molding, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Wood Windows

Appliances	Dishwasher, Electric Range, Gas Range, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Gazebo, Greenbelt, Landscaped, Many Trees, Private, Rectangular Lot, Sloped
Roof	Concrete
Construction	Cedar, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	14
Zoning	DC

## Listing Details

Listing Office	Real Broker
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