

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

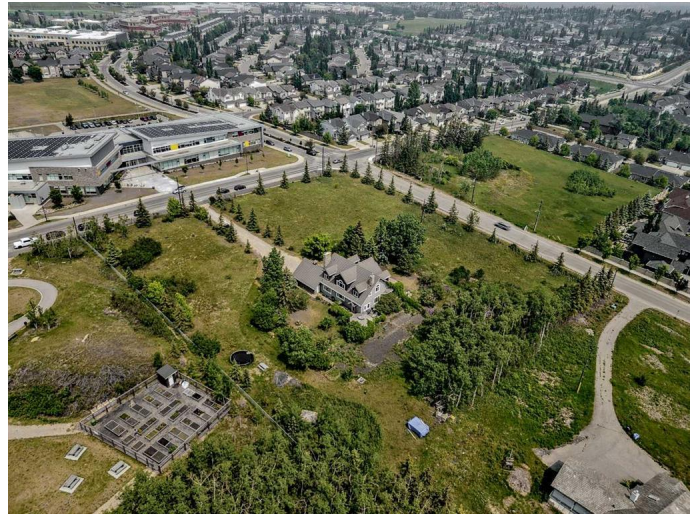
MLS® #A2230818

**\$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.



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, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Crown Molding, 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      | Stone, Stucco, Cedar                                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | DC              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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