



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9025 & 9115 17 Avenue, Calgary T1X 1G6**

MLS® #: **A2093262**

Area: **Belvedere**

Listing Date: **02/02/24**

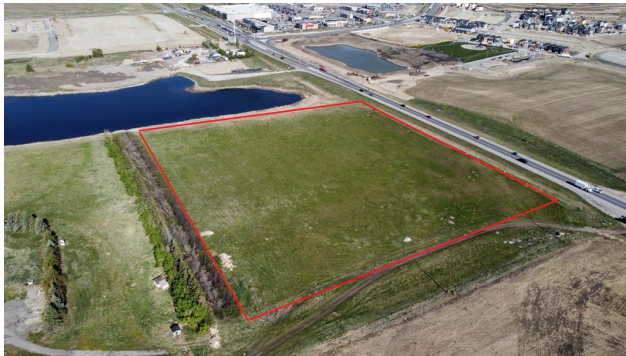
List Price: **\$2,900,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

**435,600 sqft**

Lot Shape:

DOM

**107**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

**1858AD**

Zoning:

**S-FUD**

Remarks

Pub Rmks:

**Available 10 acres of raw farmland bordering 17 Av SE in the Belvedere ASP. Located south across 17th Av from the East Hills Shopping Center. The eastern corridor of 17 av hosts the rapidly maturing area of Belvedere. Increased traffic and exposure combined with easy access to the area benefit future commercial and residential development prospects. With all necessary servicing at your doorstep, this is an ideal opportunity to secure a mid-term development opportunity in a built area, where unencumbered land is hard to come by. With proposed transit routes, residential expansion, and an increase in infrastructure, This 10-acre parcel fronts and is accessed from 17 Av and the 15-acre parcel directly south is also currently listed for sale (MLS# A2027185) for a combined 25 acres Belvedere is one of the most desirable new areas for prospective builders and consumers alike!**

Inclusions:  
Property Listed By:

**N/A**  
**REAL BROKER**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

