



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8080R 9 Avenue, Calgary T2B 0A1**

MLS® #: **A2102148**

Area: **Belvedere**

Listing Date: **01/17/24**

List Price: **\$10,140,000**

Status: **Active**

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:

**588,931 sqft**

Lot Shape:

DOM

**123**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

**Major Shopping Nearby**

Lot Feat:

**Near Shopping Center, Near Public Transit**

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

**Septic Tank**

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**S-FUD**

Legal Desc:

**0715352**

Remarks

Pub Rmks:

**This prime piece of land is centrally located immediately north of East Hills Costco and the RioCan East Hills Shopping Centre. Lots of growth underway in Belvedere with TriStar Communities Belvedere Rise and Minto East Hills residential neighborhoods well underway, Genesis Huxley community coming soon, and the Memorial Drive Extension Functional Planning Study is in full swing. 13.52 Acres at \$750,00/acre (12.26 acres with adjoining 1.26 acres) in Belvedere ASP with 2,000+ foot frontage to busy Stoney Trail Freeway. Services are nearby. Transit to downtown via Calgary Transit's MAX Purple rapid transit bus route service at East Hills Retail (across street from subject land). This 13.52 acre property is immediately north of the RioCan East Hills Calgary retail development which is located at 17th Avenue**

SE and Stoney Trail and includes major retailers Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels, Staples and many others under construction. The 13.52 acre property is currently S-FUD. Primarily Land Value (modular home has structural issues). Excellent elevated panoramic south and west mountain and city views. Tenant occupied with strong cell tower and tenant income, access by appointment only.

Inclusions:  
Property Listed By:

NA  
Legacy Real Estate Services

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









