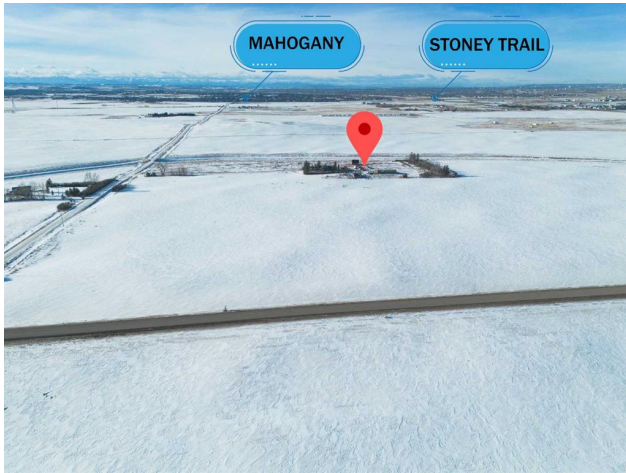


11888 178 Avenue, Calgary T3S 0A8

MLS®#: **A2188369** Area: **Out of Area Calgary** Listing Date: **01/17/25** List Price: **\$9,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,294,144 sqft**
 Lot Shape:

 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
4
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

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	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **S-FUD**
 Legal Desc: **9811039**

Remarks

Pub Rmks: **ATTENTION INVESTORS AND DEVELOPERS!! This 98 ACRE property is located RIGHT BESIDE Calgary and has A TON of options to offer!! The long-term INVESTMENT is CLEAR!! Currently zoned AG with S-FUD designation which is described as a Future Urban Development District! This parcel is designated for lands awaiting**

Urban expansion and there is **DEVELOPMENT** happening **ALL AROUND IT** in **SE CALGARY!!** This could be the **OPPORTUNITY OF A LIFETIME** for someone with vision. There is an old home and farm buildings on the land which is currently rented so you could use this as an **INCOME PROPERTY** while the investment value **GROWS!!!** This land will be developed into residential as the City of Calgary grows (as outlined in the S-FUD Designation). Located directly south of highway 22x and minutes off of East Stony Trail right beside the communities of Mahogany and Hotchkiss. This one is a **NO-BRAINER!!** With the city of Calgary growing at a rapid pace and developers looking for new opportunities, this **PRIME** piece of land is the perfect **OPPORTUNITY** for anyone looking to take advantage of long-term investment!! An **EXCELLENT** opportunity knocks and they do not come up **OFTEN** like this!!

Inclusions:

Property Listed By:

n/a

Greater Property Group

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



