



**GRASSROOTS**  
REALTY GROUP

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**3775 100 Street SE**  
**Calgary, Alberta**

**MLS # A2279169**



**\$24,000,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 6-24-28-W4

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

Rare Opportunity: You could own one of the last undeveloped 160 acre development parcels within Calgary city limits. Discover an extraordinary investment opportunity at 3775 100 Street SE. A sprawling 160 acre property primed for visionary redevelopment. Currently utilized as productive farmland, this expansive tract holds immense potential for transformation. Zoned S-FUD (Special Purpose - Future Urban Development), it aligns perfectly with pro-development initiatives, making it an ideal canvas for residential, commercial, or mixed-use projects. Developers have long coveted this location for its strategic placement and untapped possibilities, yet this marks the first chance to acquire it in nearly 50 years. This is truly a once-in-a-lifetime offering. Nestled within the Calgary city limits on the north side of Peigan Trail, this site boasts unparalleled accessibility with seamless connections to Stoney Trail and the East Hills commercial district, positioning it as a gateway to the city's dynamic growth corridors. Also located next to the transmission lines for the Shepard energy centre and city utilities not far away the potential and options for development types on this property are vast. Whether you're envisioning master-planned communities, industrial hubs, or innovative urban expansions, this property's scale, zoning, and prime southeast positioning offer endless possibilities. Don't miss your chance to shape Calgary's future. Inquire today and unlock the potential of this landmark site!