



GRASSROOTS
REALTY GROUP

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117R 101 Street SW
Calgary, Alberta

MLS # A2284554



\$15,000,000

Division: NONE

Lot Size: 7.54 Acres

Lot Feat: -

By Town: -

LLD: 32-24-2-W5

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

ARE YOU LOOKING FOR A DEVELOPMENT OPPORTUNITY??? - JUST 5 MINUTES FROM WINSPORT CANADIAN OLYMPIC PARK. Here is 7.54 acres of prime land situated on the south west corner of Calgary. 4.75 acres of farm land is now zoned S-FUD (special future urban development) ON 2 TITLES and 2.89 acres zoned DC (Direct Control) pre2007. This will allow for a wide range of intended uses. Major development is already taking place right across the street. This is an opportunity you do not want to miss out. The 2.89 acres has the Victory Village situated on it. They are on a well system and there is a septic field right behind the building. The city purchased .1 acre that is adjacent to the #1 highway to be able to run utilities. The building has the blueprints, that another 2 floors can be added to the existing part of the building if a developer wishes to go that route. There is an AI mock up of what it would look like to put 3 high rise condos on the property. Situated at the #1 TransCanada Highway and the #2 Highway, which makes this the perfect spot for development. Agents please read the agent remarks.