



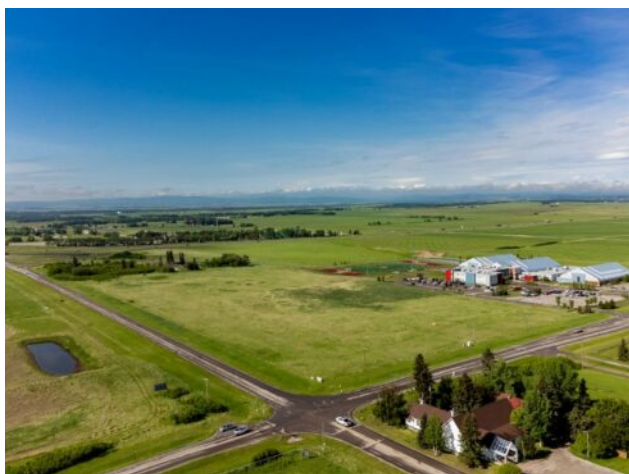
**GRASSROOTS**  
REALTY GROUP

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**33019 Township Road 250**  
**Rural Rocky View County, Alberta**

**MLS # A2186793**



**\$8,500,000**

**Division:** Springbank

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** (PS) Public Services Dist

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Other

**Exterior:** -

**Parking:** -

**Water:** Private

**Lot Size:** 13.08 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Ideally situated on Calgary's western edge in Springbank, immediately between Bingham Crossing (Future Costco) and the Edge School, this 13.08 parcel has endless possibilities. This property has nearly 1,150 feet of frontage on Range Road 33 (Calaway Park Road) and 700 feet along Township Road 250. Located just east of Harmony, this property is within 8 minutes of the City of Calgary, less than 25 minutes to the city core, and less than 2 minutes to YBW - Springbank Airport. Current zoning is Public Services District. Inquire for site tour and additional information.