



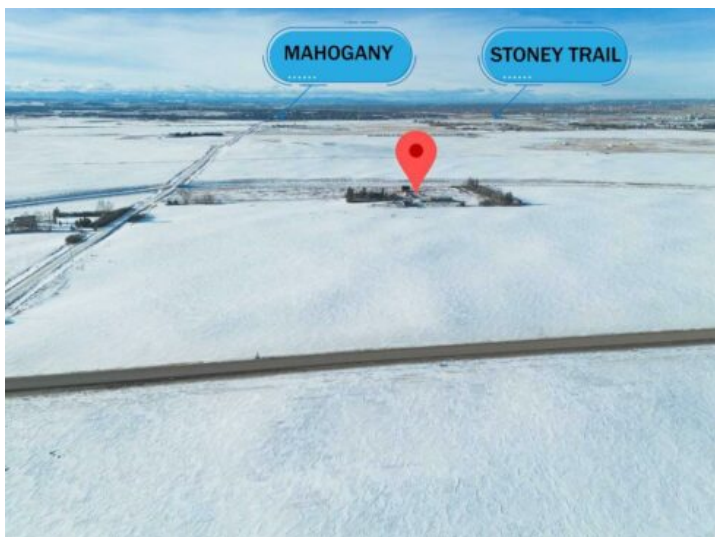
GRASSROOTS
REALTY GROUP

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**11888 178 Avenue SE
Calgary, Alberta**

MLS # A2188369



\$9,200,000

Division: Out of Area Calgary

Lot Size: 98.58 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

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!!