



**GRASSROOTS**  
REALTY GROUP

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**2525 49 Avenue SE**  
**Calgary, Alberta**

**MLS # A2211371**



**\$3,750,000**

**Division:** Valleyfield

**Lot Size:** 3.01 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** I-G

**Water:** -

**Sewer:** -

**Utilities:** -

Seller is in process of subdivision into 3 1 Acre lots. A rare opportunity to acquire 3 acres of prime development land in one of Calgary's most sought-after locations. Situated at the high-traffic corner of Barlow Trail and 50th Avenue, this property offers exceptional visibility and accessibility. Zoned I-G (Industrial General), the land presents a wide range of potential uses, making it ideal for various industrial use developments. With its strategic location and zoning, this parcel is perfect for developers or investors looking to capitalize on Calgary's growing market. Don't miss your chance to view this exceptional property—call today before it's gone!