

COURT-ORDERED SALE

Where Calgary Grows Next: A Strategic Land Offering

6011 COUNTRY HILLS BLVD NE, CALGARY, AB



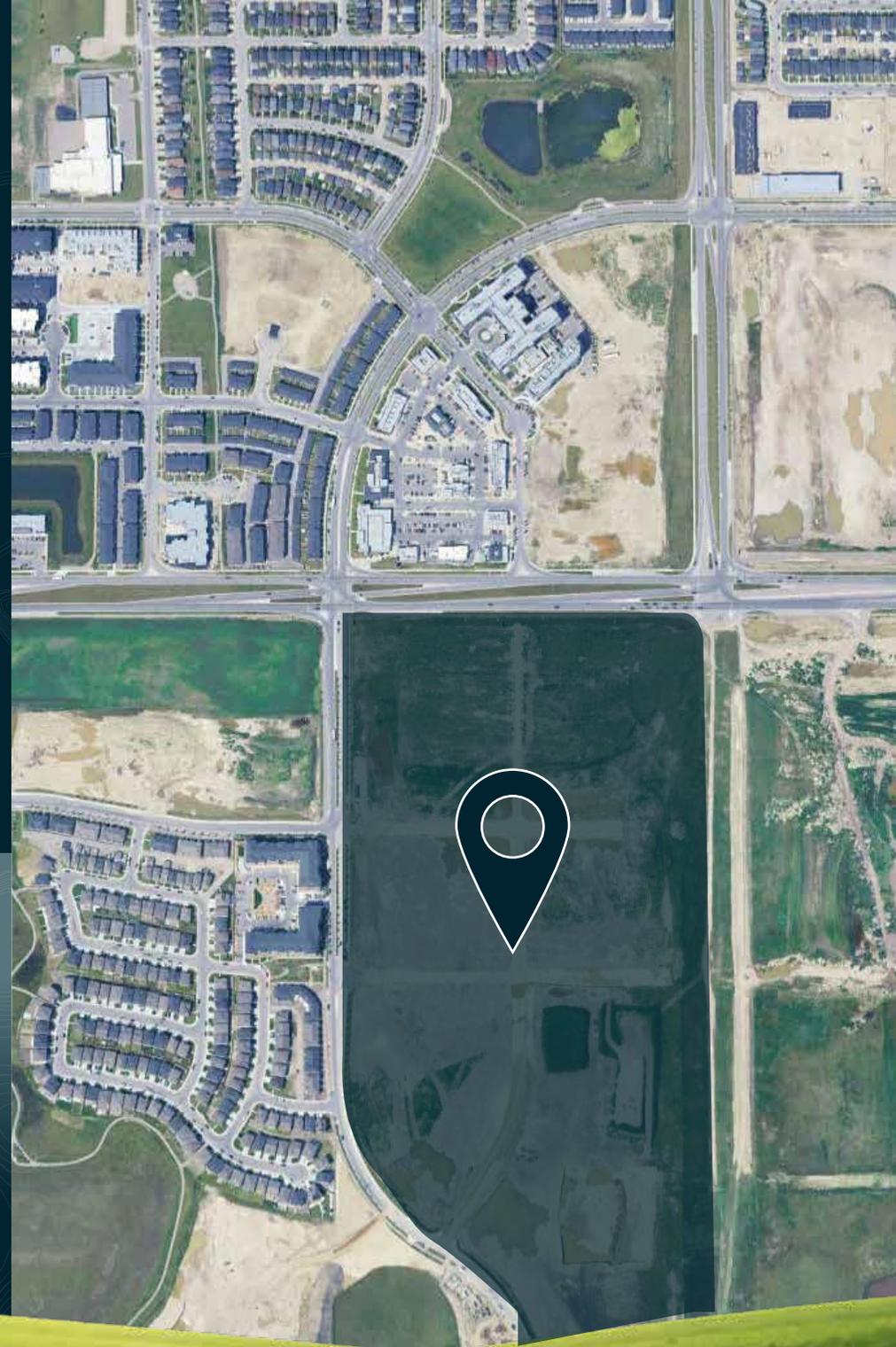
Potential

This property represents a rare and strategic opportunity for investors, developers, and infrastructure specialists to capitalize on Calgary's northeast expansion. Located at 6011 Country Hills Boulevard NE, the site is positioned within one of the city's most active development zones, surrounded by thriving master-planned communities such as Cornerstone, Skyview Ranch, and Cityscape. With subdivision plans already underway and multiple purchase contracts in place, this offering presents a compelling opportunity for a wide range of purchaser groups. Servicing and infrastructure companies will find immediate value in completing the required work to bring the site to full buildout, while developers and investors can benefit from stepping into a partially advanced development process that significantly reduces lead time and mitigates early-stage risk. Whether the goal is near-term execution or long-term strategic positioning, the property's scale, location, and planning momentum make it a standout opportunity in Calgary's northeast growth corridor.

SALIENT FACTS

Civic Address:	6011 Country Hills Boulevard NE, Calgary
Legal Description:	Meridian 4; Range 29; Township 25; Section 23 (4;29;25;23;NW)
Improvements:	Vacant Land
Total Site Area:	53.80 Acres Gross, 42.68 Acres Net
Assessed Value (2025):	\$39,680,000
Asking Price:	\$36,000,000

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YYC DOWNTOWN

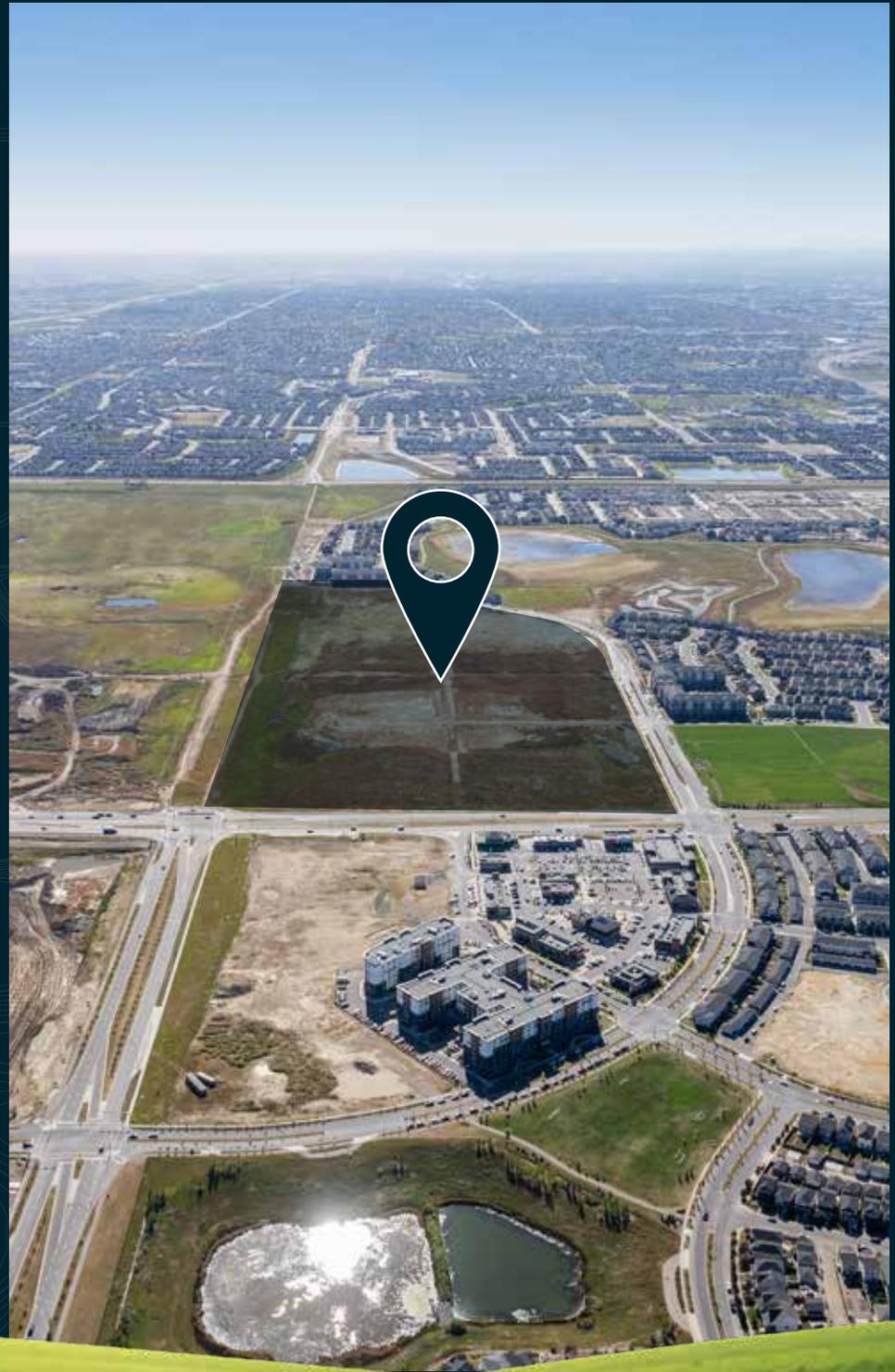
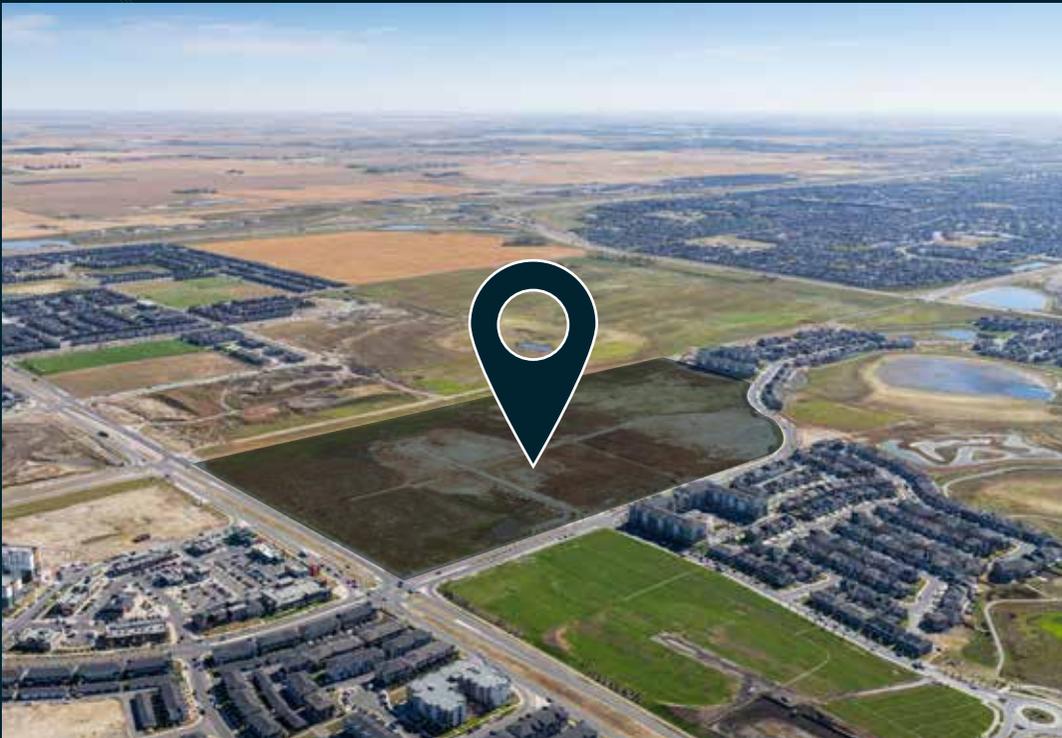
AIRPORT TRAIL NE

METIS TRAIL NE

53.80 ACRES

ST PETER'S PARKWAY NE

COUNTRY HILLS BLVD NE



6011 COUNTRY HILLS BLVD NE, CALGARY, AB

Highlights

Large-Scale Development Potential

The site features flexible zoning designations, including high-density multi-residential (M-H1), and aligns with Calgary's Municipal Development Plan and transit-oriented development goals—offering significant upside for developers seeking scale and flexibility.



Proven Growth & Planning Momentum

Located within the thriving communities of Cornerstone, Skyview Ranch, and Cityscape, the area has demonstrated sustained residential and commercial success, supported by master-planned infrastructure and strong municipal support.



Subdivision & Servicing Advantage

Active subdivision applications with the City of Calgary are already in progress, providing a head start for groups ready to complete servicing and capitalize on existing purchase contracts—reducing lead time and accelerating development timelines.

Prime Connectivity

The site enjoys immediate access to Stoney Trail, Highway 2 (Deerfoot Trail), and is just 10 minutes from Calgary International Airport. Future LRT expansion will further enhance transit connectivity, making the location ideal for both residential and commercial uses.



Amenity-Rich Environment

Surrounded by a full spectrum of amenities including Highstreet at Cornerstone, CrossIron Mills, Genesis Centre, Peter Lougheed Hospital, and Cardel Rec Centre, the area offers a complete lifestyle ecosystem for future residents and businesses.



Community Livability & Infrastructure

Cornerstone features 95 acres of park space, 14 km of pathways, wetlands, storm ponds, and multiple playgrounds. The area also includes five future school sites, daycare facilities, dental offices, and access to the Calgary Northeast Sports Facility, supporting a well-rounded and family-friendly community.

Land Use Overview

The site is part of a broader outline plan supporting transit-oriented development, with zoning that allows for high-density multi-residential use (M-HI), enabling up to 186 units per hectare. This aligns with Calgary's Municipal Development Plan and supports efficient land use and infrastructure investment.

Lot	Land Use	Zoning	Area
Parcel A	Commercial	C-C2	8.72
Parcel B	Commercial	DC (MU-1)	5.54
Parcel C & F	Commercial/Multi-family	M-HI	2.08
Parcel D	Multi-family	M-2	2.55
Parcel E	Multi-family	M-G	5.29
Parcel G	Multi-family	M-G	4.94
Parcel H	Multi-family	M-G	3.21
Parcel I	Single-family	M-G	1.24
Parcel K	Townhouse	M-G	4.23
Parcel L	City/Parking	DC (M-G/S-R)	1.88
Parcel N	Multi-family	DC (MU-1)	3.00
Parcel M	Municipal Reserve	S-SPR(MR)	11.12
Total			53.80
Net of Municipal Reserve			42.68



Country Hills Boulevard NE



60th Street NE

Location Overview

Located at 6011 Country Hills Boulevard NE, this expansive land parcel is situated in one of Calgary's most active and rapidly growing regions. Nestled between the thriving master-planned communities of Cornerstone, Skyview Ranch, and Cityscape, the property benefits from a proven development track record and a supportive planning environment that continues to attract residential, commercial, and infrastructure investment.

The site offers exceptional connectivity, with direct access to Stoney Trail, Highway 2 (Deerfoot Trail), and is just 10 minutes from Calgary International Airport. Future LRT expansion will further enhance transit accessibility, positioning the property as a prime candidate for transit-oriented development. Surrounding amenities create a complete lifestyle ecosystem, including:

The area is rich in community infrastructure, with over 95 acres of park space, 14 km of pathways, wetlands, storm ponds, and multiple playgrounds. Five future school sites, existing schools, daycare facilities, and dental offices support a family-friendly environment. Calgary's northeast is home to a diverse and growing population, with strong demand for housing, retail, and employment opportunities. The demographic strength of the region—particularly among young families and professionals—makes this site an ideal location for a wide range of development strategies.

CrossIron Mills:

One of Alberta's largest shopping destinations, just 10 minutes away.

Highstreet at Cornerstone:

A vibrant retail hub with grocery, pharmacy, daycare, and dining options

Genesis Centre:

A 225,000 sq ft multi-use facility offering sports, fitness, and cultural programming

Deerfoot City:

A redeveloped 80-acre open-air retail and entertainment district.

Peter Lougheed Hospital and Sunridge Mall:

Key healthcare and retail services within a short drive.

Downtown Calgary:

Approximately 20 minutes via Stoney Trail or Deerfoot Trail

Population (2024)

164,642

Projected Population (2029)

182,574

Average Household Income (2024)

\$109,926

Average Household Income (2029)

130,016



**7.5KM
RADIUS**

Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Plaintiff. After signing a Confidentiality Agreement (CA), qualified parties will be provided with access to the data room which contains pertinent information and documents relevant to the Offering. Note that the sale of the Property will be subject to approval by the Court of King's Bench of Alberta.

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INSOLVENCY TEAM

Bill Randall

Executive Vice President

+1 604 692 1097

bill.randall@colliers.com

Personal Real Estate Corporation

Hart Buck

Senior Vice President

+1 604 727 7001

hart.buck@colliers.com

Personal Real Estate Corporation

Jennifer Darling

Associate Vice President

+1 778 837 5900

jennifer.darling@colliers.com

Colliers Vancouver

1067 West Cordova St., Suite 1100

Vancouver, BC V6C 1C7

+1 604 681 4111

CALGARY LAND TEAM

Rob McElhoes

Vice President

+1 403 298 0403

rob.mcelhoes@colliers.com

Amy Mueller

Senior Investment Associate

+1 403 298 0433

amy.mueller@colliers.com

Colliers Calgary

335 8 Ave, SW

Calgary, AB T2P 1C9

+1 403 266 5544

