

DEVELOPMENT Opportunity

RARE 11.59 ACRE UNDEVELOPED
SITE WITH RESIDENTIAL AND
COMMERCIAL OPPORTUNITIES.



For more information



Dino (Dean) Truant

Broker

Roman Real Estate

403-399-5279

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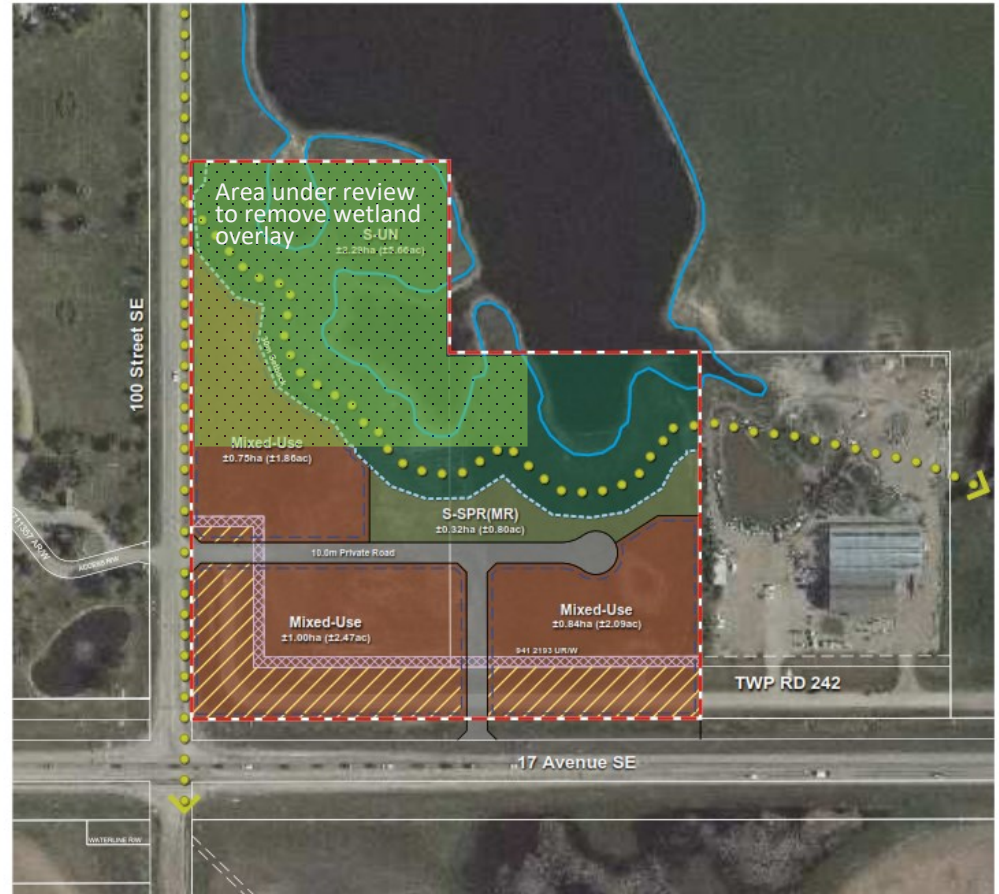
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Site Plan



Preliminary Concept Plan



CONCEPT PLAN STATISTICS			
	Hectares	Acres	% of GDA
	(+/-)	(+/-)	
Subject Lands	4.69	11.59	
plus Ptn of TWP Rd 242	0.82	2.02	
less S-UN (ER)	2.29	5.66	
Gross Developable Area	3.22	7.95	100.0%
Mixed-Use	2.60	6.42	80.8%
Open Space			
Special purposed - School, Park and Community (S-SPR) (MR)	0.32	0.80	10.0%
Roadways			
10.0m Private Road	0.30	0.73	9.2%

1:2500

Address: 10100 17 Avenue SE, Calgary, AB
10220 17 Avenue SE, Calgary, AB

Legal Address: Plan 9412192; Block 2; Lot 1
Plan 9412192, Block 2, Lot 2

District: Next to future Twin Hills subdivision

Zoning: S-FUD Future Urban Development

Land Size: 7.05 acres +/-
4.54 acres +/-
11.59 acres +/-

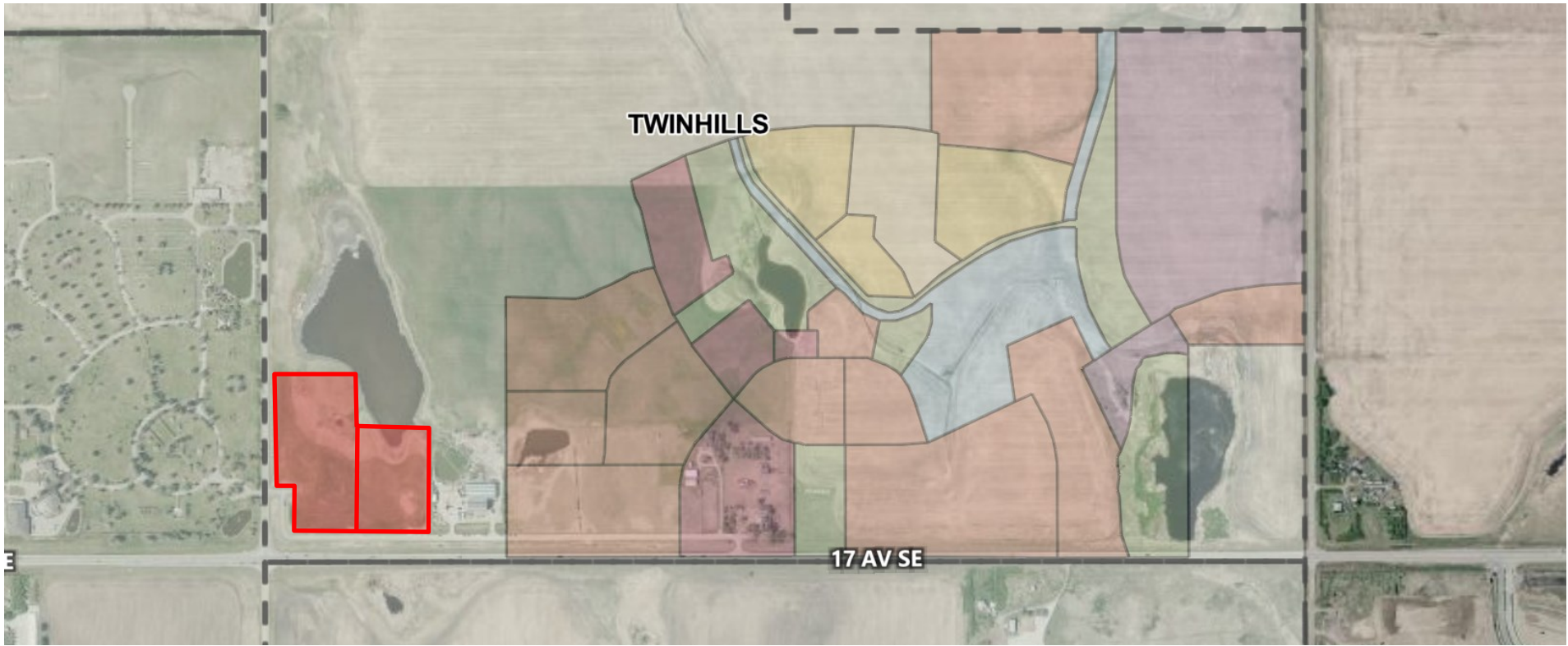
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Belvedere Proposed Commercial Development
Preliminary Concept

Middlemiss
20 17 Ave SE
August 2022

Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Twin Hills Outline Plan

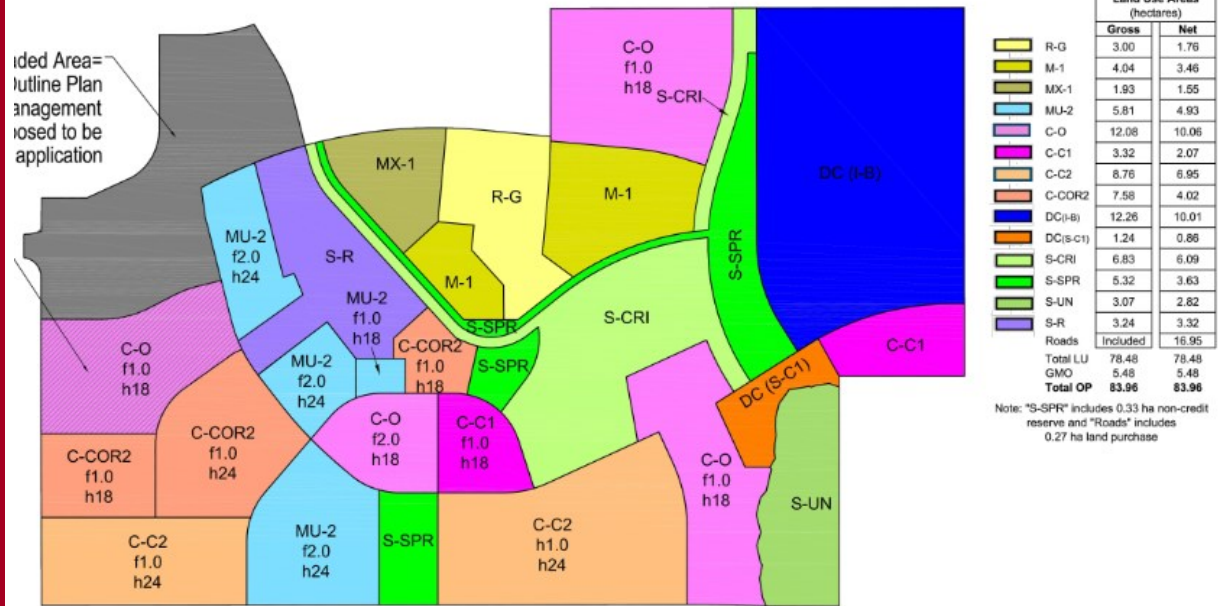


Twin Hills and Belvedere is the next major node that will see explosive development in the years to come.

With over 80 hectares of land with a wide variety of zonings which include high density residential, commercial and Industrial business designations.

Commercial sites are being marketed as a Next Generation Technology Park. Proposed campus style development

TWINHILLS.CA for more details on this exciting new park



Potential Development



Property Features

Development opportunity providing the ability to rezone and subdivide in this rapidly expanding area.

Preliminary concept plan has been designed by B&A Planning Group.

Site is located in the City of Calgary and close to the town of Chestemere Alberta.

Located just off busy 17th Avenue SE and has great access to the Stoney Trail.

Twin Hills Cybercity located just east of the subject properties which will bring approximately 80 hectares of residential and commercial development.

Amazing Opportunity to build a complimentary project to the Twin Hills development.

Location Map



Financial

Taxes (estimated 2022):	S-fud taxes
Price per Acre:	\$695,000.00
Asking Selling Price:	\$8,055,050.00

- Detailed costing the vendor has obtained available
- Levy details available . Call agents for more information