

# FOR SALE

## 2.70 Acres± | Aspen Woods

### Townhouse Development Land

**NAI Advent**  
ADVENT COMMERCIAL REAL ESTATE CORP.



## For Sale | Townhouse Development Land

7480 17 Avenue SW | Calgary, Alberta

### THE OPPORTUNITY

Presenting an exceptional opportunity to acquire a prime townhouse development site strategically located in the prestigious Aspen Woods neighborhood, renowned for its upscale residential communities and vibrant commercial hubs.

Situated just minutes away from Aspen Landing Shopping Centre, a bustling lifestyle destination, the site benefits from proximity to premier shops, various restaurants, and essential services.

Adding to the area's appeal is the Aspen Spring Development, a mixed-use project currently under development that will bring over 1,000 residential units and additional retail and entertainment amenities to the area.

This development site presents a rare opportunity to capitalize on the area's ongoing growth and the established amenities of Aspen Landing and the forthcoming Aspen Spring Development.

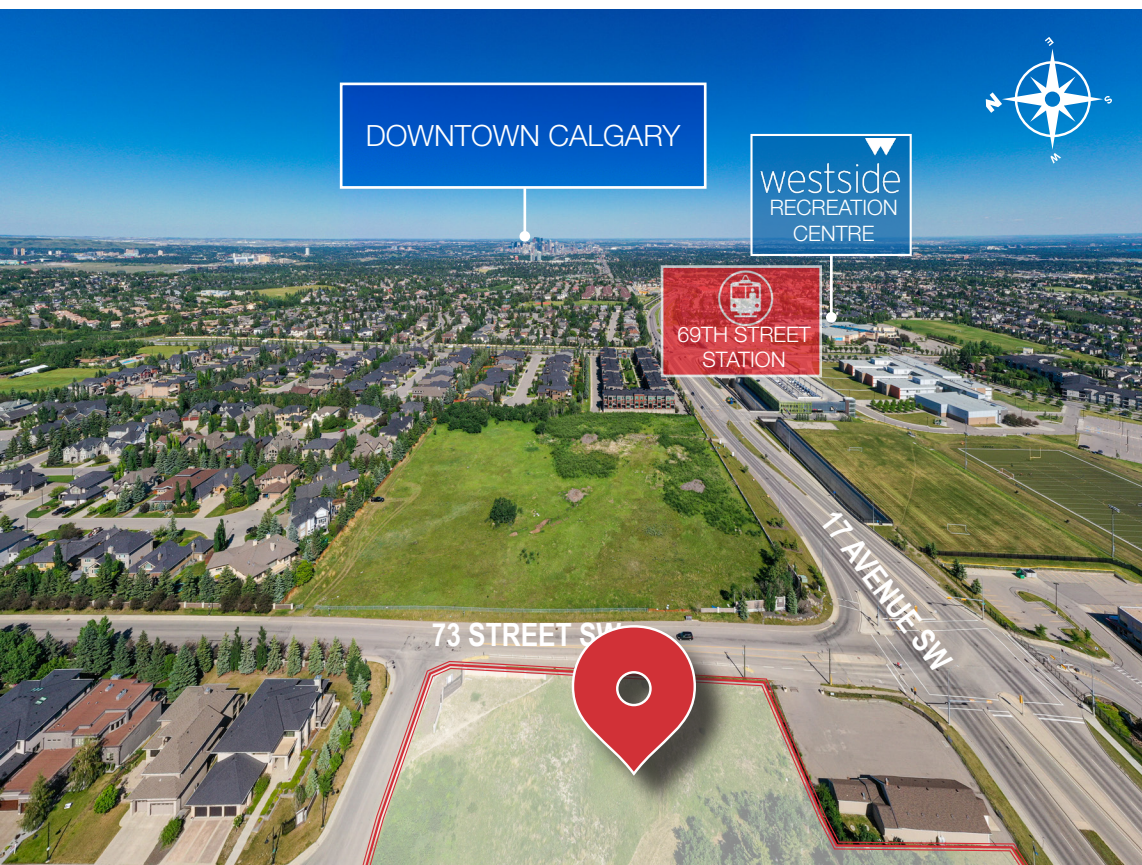
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# PROPERTY DETAILS

ADDRESS	7480 17 Avenue SW
LEGAL DESCRIPTION	Plan:5767GG; Block:B; Lot:15
SITE SIZE	2.70 Acres±
CURRENT LAND USE	R-G Residential - Low Density Mixed Housing
AREA STRUCTURE PLAN	Springbank Hill ASP
PRICE	\$8,250,000



## LOCATION ATTRIBUTES

**LRT Station**  
5 MIN WALK TO 69TH STREET STATION 

**1.3 Million**   
AVERAGE PRICE SINGLE-FAMILY HOUSE

Source: Zolo.ca





## LOCATIONS

**Stoney Trail**  
QUICK & EASY  
ACCESS



**\$340 PSF**  
AVERAGE PRICE  
TOWN-HOMES



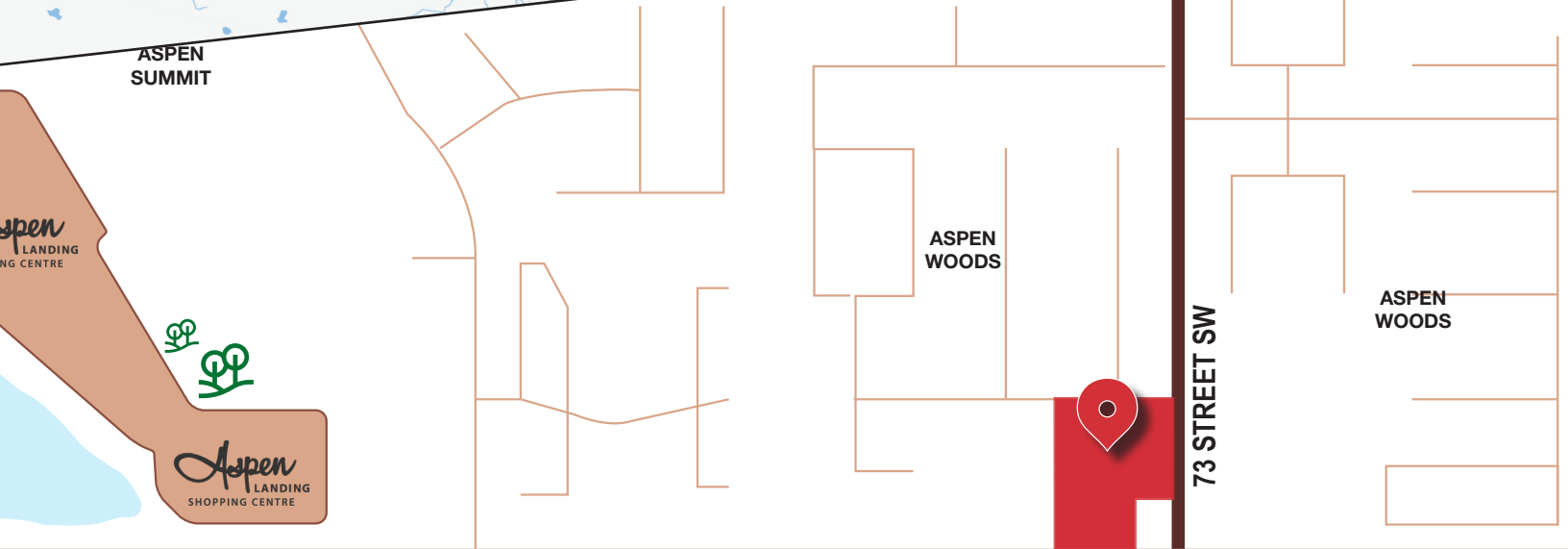
## LOCATION HIGHLIGHTS

- » **SHOPPING AND AMENITIES:** Moments away from Aspen Landing Shopping Centre, which offers premium retail, dining, and essential services.
- » **SCHOOLS |** The area is home to some of Calgary's most reputable schools, including Webber Academy, Calgary Academy, Rundle College, and various public and Catholic schools. These schools offer diverse educational options for families in the community.
- » **WESTSIDE RECREATION CENTRE |** Located nearby, the Westside Recreation Centre offers state-of-the-art facilities, including swimming pools, fitness areas, skating rinks, and youth programs. It serves as a vibrant community hub for active and recreational lifestyles.
- » **NATURAL AND RECREATIONAL SPACES |** The site is close to beautiful parks, walking trails, and green spaces, providing opportunities for outdoor activities and a connection to nature.



**FOR SALE**

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Townhouse Development Land**



17 AVENUE SW

77 STREET SW

19 AVENUE SW

85TH & PARK CONDOS 100% SOLD OUT

ASPEN SPRING

SPRINGBANK HILL MARKET

MID-RISE APARTMENTS

PARK

69 STREET CTRAIN STATION

RUNDLE COLLEGE PRIMARY/ELEMENTARY SCHOOL

RUNDLE COLLEGE JR/SR HIGH SCHOOL

ERNEST MANNING HIGH SCHOOL

SPRINGBOROUGH PROFESSIONAL CENTRE

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