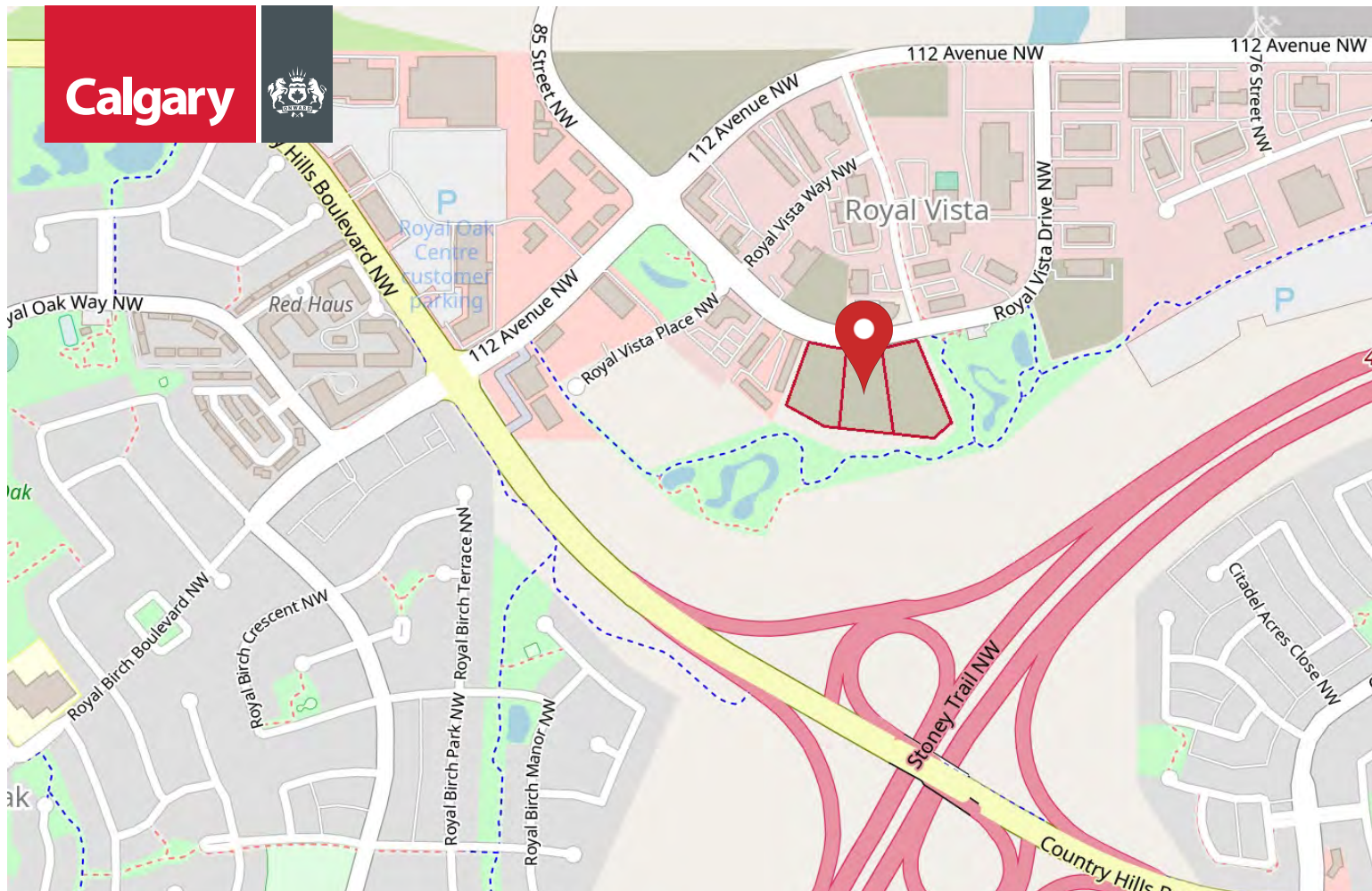


Calgary



**FOR SALE**

**17/21/25 Royal Vista Dr. N.W. Calgary, AB**

*Three I-B lots for sale - 2.74, 2.79 and 3.11 acres in size in Royal Vista Business Park*

**LAND TYPE**  
Three vacant  
parcels

**SITE AREA**  
2.73, 2.79 and 3.12  
acres (8.65 total)

**COMMUNITY**  
Royal Vista

**LEGAL**  
0813886;1;9  
0813886;1;8  
0813886;1;7

**LAND USE**  
DC 50D2022 (Based on I-B  
Industrial Business)

## Property Highlights

- Three adjacent parcels located along Royal Vista DR NW in proximity to municipal reserve and walking paths
- Serviced lots, no acreage assessments owing
- Overlooking Stoney Trail and the TUC
- One or more parcels may be consolidated for larger uses
- Land development is permitted to a maximum building density of 1.0x FAR, with a maximum height of 24 metres (+/- 7 storeys)
- Property has been redesignated to a hybrid I-B, Industrial Business - see DC50D2022

## Financial info

**LIST PRICE**  
**\$1,000,000/acre**  
+GST (Agents protected)

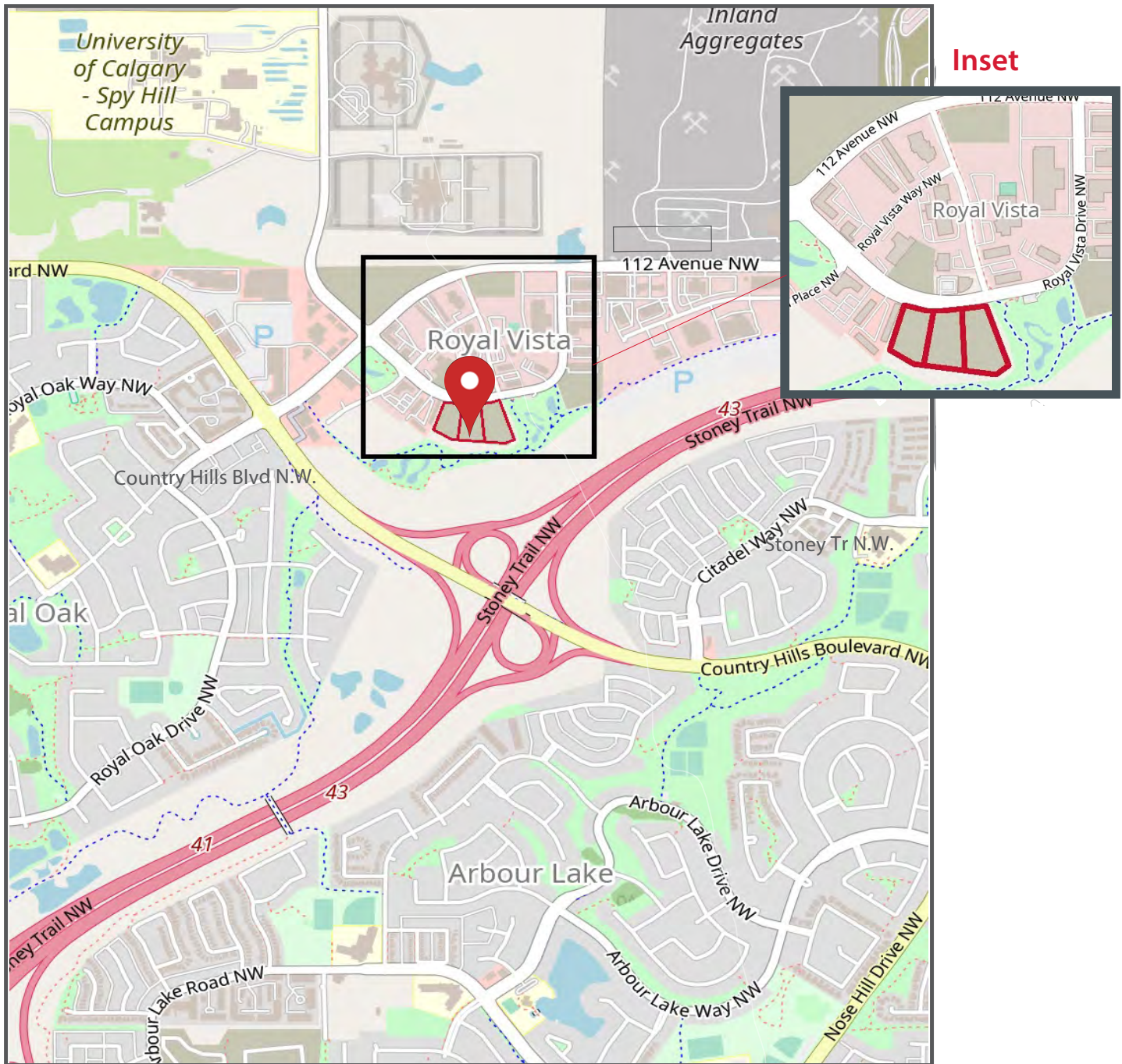
**APPLICATION PROCESS STARTS**  
October 3, 2023

The properties are sold "as is". No warranties or guarantees apply. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of the City's real estate sales process available through the Vendor.

18-01200746



## Context map



## Contact us



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Submit interest using the  
**Purchaser Application Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave. S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit  
**[calgary.ca/realestate](http://calgary.ca/realestate)**

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.