

3.14 ACRES
Commercial Land

NEW PRICING



13433 - 15 STREET NE
Calgary, AB

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Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

\$1,334,500 (\$425,000/ACRE)

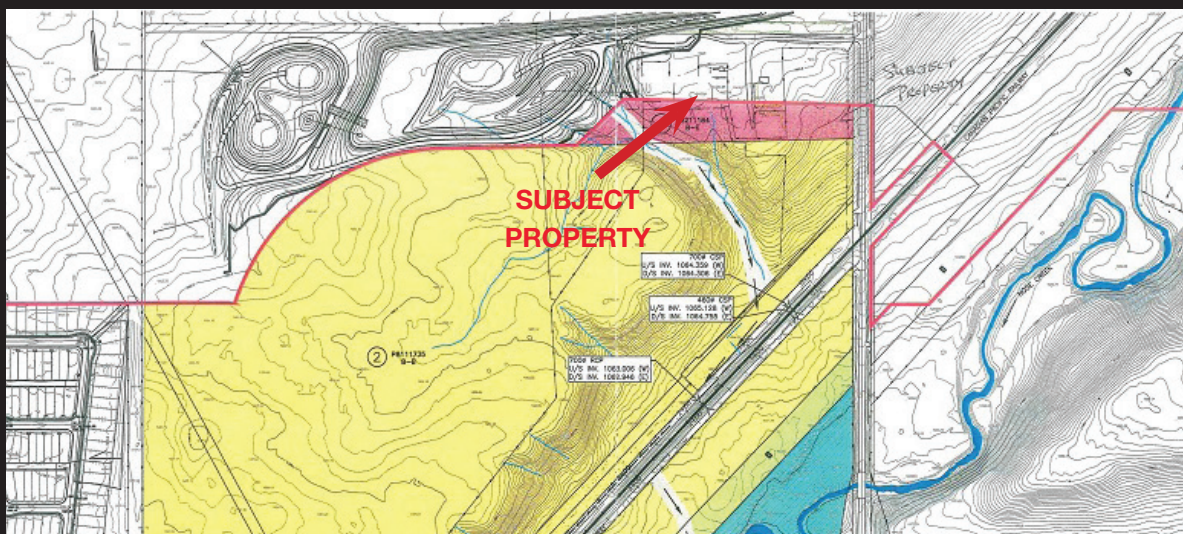
Property Features

- Seller motivated
- Great long term holding property
- 3.14 Acres with excellent exposure to Stoney Trail
- Located in the Revised Stoney Industrial Area Structure Plan
- The 4 property corners have been staked out
- Zoned S-FUD 2
- Taxes: \$5422.99 (2026)

■ **Comment:**

In regards to servicing this parcel, a groundwater supply may be inadequate, in which case it will have to be augmented by water hauled from the City water system; Private sewage treatment is required in accordance with the Alberta Private Sewage Treatment and Disposal Regulations; Storm sewers are unavailable for connection; power may be nearby but Buyer would need to re-confirm with Enmax.

Site Plan



PROPERTY OVERVIEW

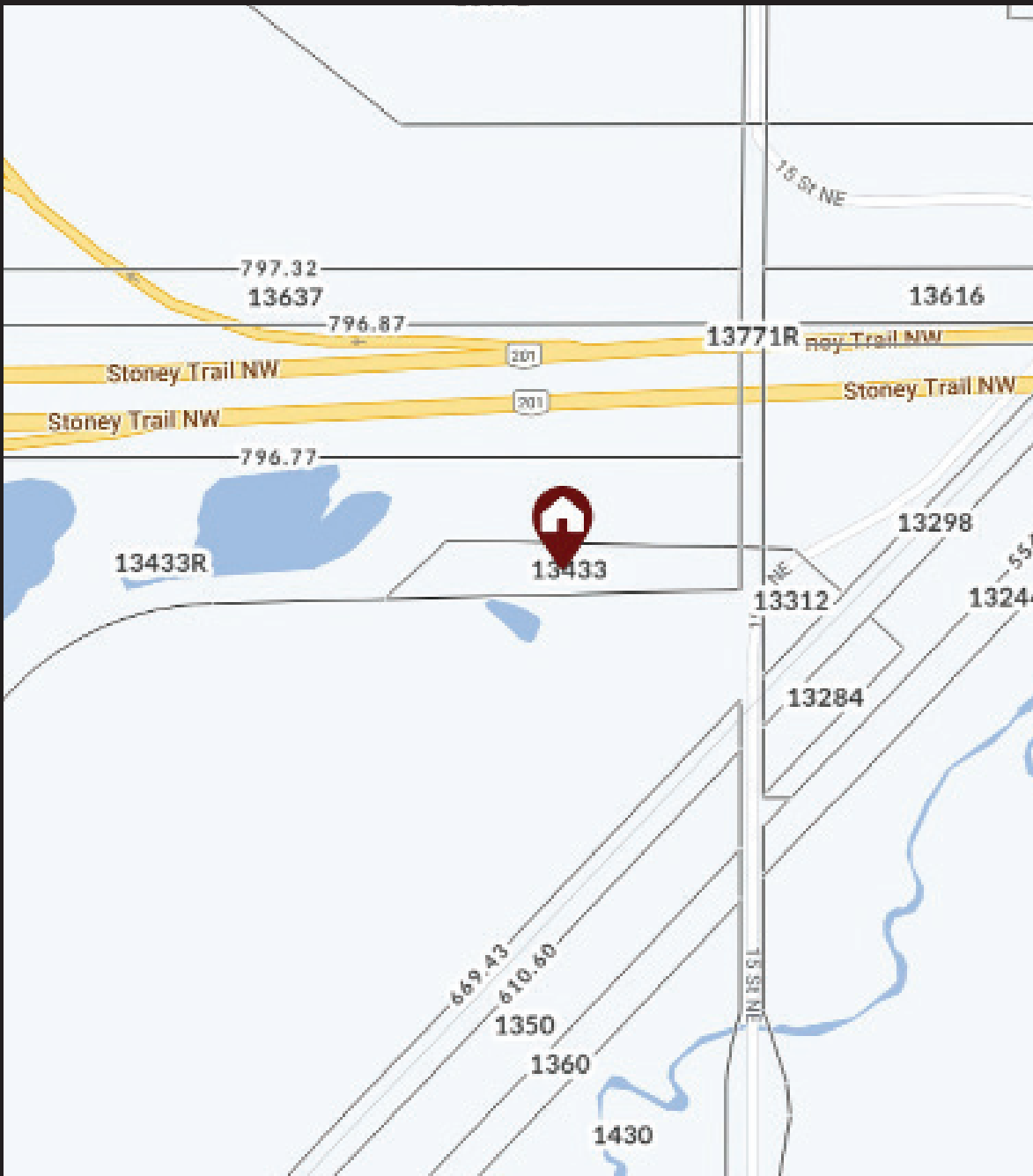
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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