

148 ACRES
Development Land



13105 - 24 STREET NE
Calgary, AB

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MARKET

Property Features

- 148 Acre undeveloped site located within city boundaries with residential and commercial opportunities
- Development opportunity providing the ability to rezone and subdivide in this rapidly expanding area
- Located just off Deerfoot Trail with direct exposure to the Stoney Trail
- Close proximity to the Calgary International Airport
- Amazing opportunity to create a full service residential/commercial development in close proximity to the new Keystone Hills mixed use development and Royop's recent purchase of 122.36 acres designated for medium density residential and retail
- Legal Address: Portions of the South Half of Section 36, Township 25, Range 1, West of 5th Meridian
- District: Stoney Industrial
- Zoning: S-FUD (Future Urban Development)
- Developable Size: 110 Acres +/-



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PROPERTY MAPS

Revised Stoney Industrial Area Structure Plan

Map 3

Land Use Concept

500 250 0 500 1,000
Meters

- Legend**
- Plan Boundary
 - Transportation Utility Corridor
 - Business/Industrial Area
 - Retail Commercial Area
 - Limited Development Area
 - Conservation Area
 - Regional Park
 - Municipal Dept.
 - Expressway (Skeletal Road)
 - Possible Future Expressway (Skeletal Road)
 - Regional Major Road (Arterial Street)
 - Internal Road Network
 - On/Off Ramp
 - Interchanges
 - Regional Pathway
 - Transportation Network Overlay
 - Airport Transit Connection (Technology TBD)

NOTE: The "Service Commercial" and "Special Development" areas are not

