

**148 ACRES**  
Development Land



**13105 - 24 STREET NE**  
Calgary, AB

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FOR SALE

# 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 OVERVIEW



