

18010 37 Street Calgary Alberta

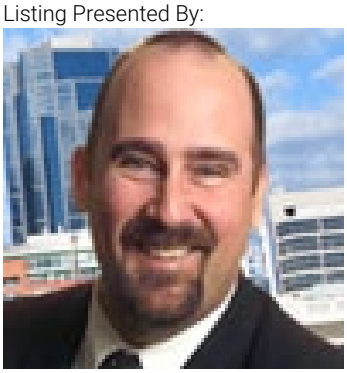
$34,995,000

WELCOME to an ONCE-IN-A-GENERATION LAND DEVELOPMENT OPPORTUNITY in one of SOUTH CALGARY'S most strategic growth corridors!!! 355 ? ACRES + 2 MUNICIPALITIES + 2 LAND-USE DESIGNATIONS + 2 WALKOUT BUNGALOWS (3,384 DEVELOPED SQ FT + 3,120 DEVELOPED SQ FT) + MOUNTAIN AND CITY VIEWS = ENDLESS POSSIBILITIES!!! Offering the potential to assemble up to 355 ? ACRES, this is the SCALE, LOCATION + VISION developers have been waiting for!!! The primary 196 ? ACRE holding combines 78 ? ACRES of COMMERCIAL LAND within the CITY OF CALGARY + 118 ? ACRES of AGRICULTURAL LAND + 159 ? ACRES of AGRICULTURAL LAND on the adjacent property--an EXCEPTIONALLY RARE opportunity to secure a landholding of remarkable size!!!LOCATION IS EVERYTHING--and this one delivers!!! Positioned DIRECTLY OFF HIGHWAY 22X + beside the internationally renowned SPRUCE MEADOWS, the land offers outstanding visibility, convenient access + incredible long-term potential. Future City growth is proposed directly north across Highway 22X as part of Calgary's continued residential expansion, strategically positioning this property to benefit from the city's ongoing southern growth. LOCATION, SCALE + OPPORTUNITY COME TOGETHER HERE!!!The possibilities are as impressive as the land itself. Its prominent setting + diverse land-use designations create exciting potential for LAND DEVELOPMENT, COMMERCIAL OR MIXED-USE PROJECTS, RECREATIONAL FACILITIES, GOLF-RELATED DEVELOPMENT, AUTOMOTIVE GROUPS, CHURCHES, SPECIALTY SCHOOLS, HOTELS, EVENT DESTINATIONS + other large-scale institutional or commercial ventures, subject to municipal approvals, land-use redesignation + servicing requirements.The property currently has TWO EXISTING DWELLINGS, a DETACHED GARAGE, 2 SHOPS + MULTIPLE OUTBUILDINGS, including a BUNKHOUSE. Each residence is situated within a DIFFERENT MUNICIPALITY and governed by its respective LAND-USE ZONING--a truly un...

Recreational, Games room 26.08 Ft x 15.83 Ft
Bedroom 15.83 Ft x 13.50 Ft
Other 28.75 Ft x 12.08 Ft
Other 18.50 Ft x 8.67 Ft
Other 8.75 Ft x 8.00 Ft
Storage 12.17 Ft x 4.92 Ft
3pc Bathroom 10.58 Ft x 6.17 Ft
Furnace 15.25 Ft x 12.08 Ft
Living room 22.42 Ft x 13.42 Ft
Kitchen 15.08 Ft x 14.17 Ft

Dining room 12.17 Ft x 10.50 Ft
Breakfast 9.92 Ft x 8.00 Ft
Primary Bedroom 16.42 Ft x 12.92 Ft
Other 10.00 Ft x 5.92 Ft
5pc Bathroom 12.17 Ft x 8.92 Ft
Bedroom 12.17 Ft x 8.92 Ft
4pc Bathroom 9.25 Ft x 5.42 Ft
Foyer 16.42 Ft x 11.83 Ft
Other 11.67 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

http://www.simondhunt.com/

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