

# \$10,140,000 - 8080r 9 Avenue Se, Calgary

MLS® #A2189913

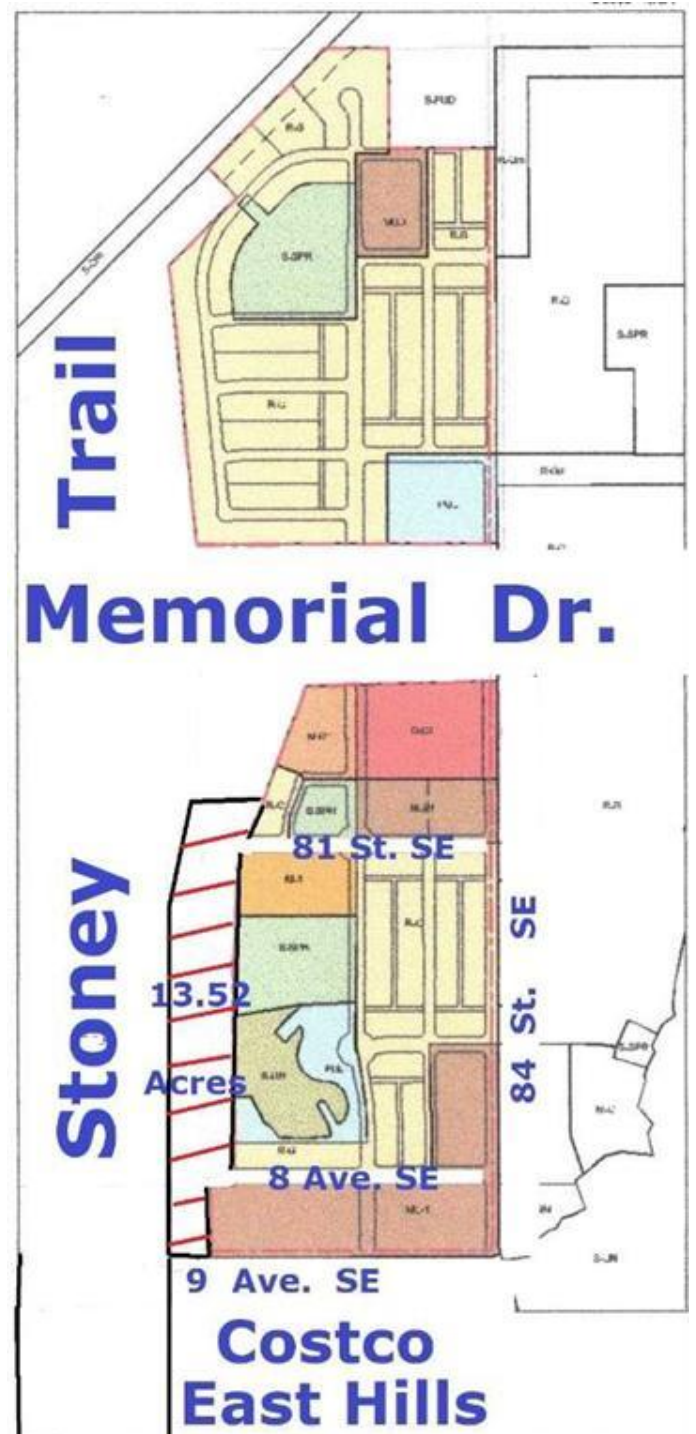
**\$10,140,000**

0 Bedroom, 0.00 Bathroom,  
Land on 13.52 Acres

Belvedere., Calgary, Alberta

This prime piece of land is centrally located immediately north of East Hills Costco and the RioCan East Hills Shopping Centre and immediately adjacent to new development proposal (133 acres). Lots of growth underway in Belvedere with TriStar Communities Belvedere Rise and Minto East Hills residential neighborhoods well underway, Genesis Huxley community coming soon, and the Memorial Drive Extension Functional Planning Study is in full swing. 13.52 Acres at \$750,00/acre (12.26 acres with adjoining 1.26 acres) in Belvedere ASP with 2,000+ foot frontage to busy Stoney Trail Freeway. Services are nearby. Transit to downtown via Calgary Transit's MAX Purple rapid transit bus route service at East Hills Retail (across street from subject land). This 13.52 acre property is immediately north of the RioCan East Hills Calgary retail development which is located at 17th Avenue SE and Stoney Trail and includes major retailers Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels, Staples and many others under construction. The 13.52 acre property is currently S-FUD. Primarily Land Value (modular home has structural issues). Excellent elevated panoramic south and west mountain and city views. Tenant occupied with cell tower and tenant income, access by appointment only.

## Essential Information



|           |                 |
|-----------|-----------------|
| MLS® #    | A2189913        |
| Price     | \$10,140,000    |
| Bathrooms | 0.00            |
| Acres     | 13.52           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8080r 9 Avenue Se |
| Subdivision | Belvedere.        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0A1           |

### Exterior

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | Near Public Transit, Near Shopping Center |
|-----------------|-------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 278                |
| Zoning         | S-FUD              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.