

# DEVELOPMENT Opportunity

RARE 148 ACRE UNDEVELOPED SITE  
WITH RESIDENTIAL AND COMMERCIAL  
OPPORTUNITIES LOCATED WITHIN  
CITY BOUNDARIES



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# Property Details

## Address:

13105 24 Street NE

## 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

## Total Site Size:

148 acres +/-

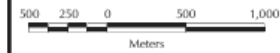
## Total Developable Size

110 Acres +/-

## Revised Stoney Industrial Area Structure Plan

Map 3

### Land Use Concept



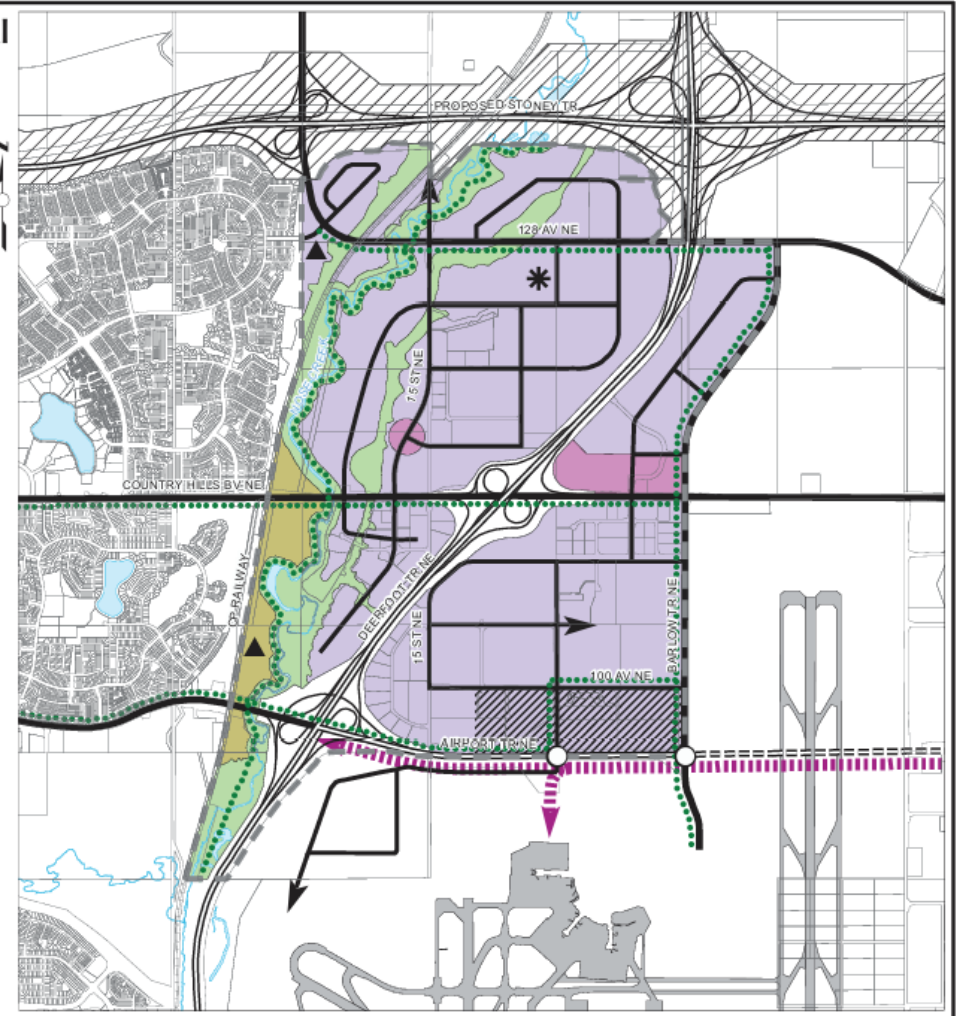
#### Legend

- Plan Boundary
- Transportation Utility Corridor
- Business/Industrial Area
- Retail Commercial Area
- Limited Development Area
- Conservation Area
- Regional Park
- Municipal Depot
- 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 currently shown on the Land Use Concept map, but are to be applied through an amendment to the map in response to a site specific development proposal in accordance with the policies of section 8.0.

This map is conceptual only. No measurements of distances or areas should be taken from this map.

Approved: 16P2004  
Amended: 8P2014



## Topography



## Property Features

**Development opportunity** providing the ability to rezone and subdivide in this rapidly expanding area.

**Located just off** Deerfoot Trail and has direct exposure to the Stoney Trail.

**Current access via** Country Hills and 15th Street NE. Proposed future direct access to 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.

## Location Map



## Financial

**Taxes** (estimated 2025): S-Fud taxes

**Asking Selling Price:** Market

Final pricing pending results of the requisitioned geotechnical investigation of the potential of a large scale gravel pit.