DEVELOPMENT OPPORTUNITY

One of the Last Major Land Holdings Adjacent to Spruce Meadows

ROMAN
Real Estate





18010 37 Street SW– RECREATION, RETAIL and RESIDENTIAL

Roman Real Estate and the Simon Hunt Team are pleased to present approximately 196 acres of strategically positioned land at 18010 37 Street SW, immediately adjacent to Spruce Meadows International.

As Calgary continues to expand southward, holdings of this scale, location, and strategic importance are increasingly scarce. The offering gives a purchaser the rare opportunity to shape the future character of the surrounding lands through a thoughtful, well-executed development vision.

The property comprises approximately 78 acres within the City of Calgary, fronting Highway 22X, and 118 acres within the Municipal District of Foothills, allowing for two distinct and complementary development strategies.

City of Calgary lands. The City portion supports a range of commercial and mixed-use applications, including hospitality, entertainment, recreation, destination retail, automotive, and complementary highway commercial uses. Preliminary concepts indicate a variety of opportunities aligned with evolving market demand and regional growth objectives. The vendor is investigating the extension of City services to the site to support retail and higher-density development, and discussions with Foothills County regarding continuity and responsibility sharing are expected to begin shortly.

Foothills lands. Rolling topography and expansive views make the Foothills portion well suited to estate residential, country residential, equestrian-oriented, or lifestyle-focused concepts. Estate residential commands a meaningful premium for land, and demand for homes above $3 million remains exceptionally resilient in Calgary.

Roman Real Estate and the Simon Hunt Team have extensive experience structuring transactions involving high-potential development lands in the Calgary region. Working alongside leading planning consultants, the team can provide preliminary planning concepts, technical information, and anticipated municipal feedback, positioning all parties to arrive at a transaction that works for each.

Qualified purchasers may be granted access to a confidential data room containing planning materials, reports, and supporting documentation. We welcome the opportunity to discuss the property and how this exceptional landholding could align with your development objectives.

"Only buy something that you'd be perfectly happy to hold if the market shut down for 10 years."
-Warren Buffett-

RomanRE.com

For more information

Dean (Dino) Truant
Broker
403-399-5279
dino.truant@romanre.com

SIMON D. HUNT
REALTY GROUP

Simon D. Hunt
Associate
403-293-0363
simon@simondhunt.com