

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

MLS® #A2189913

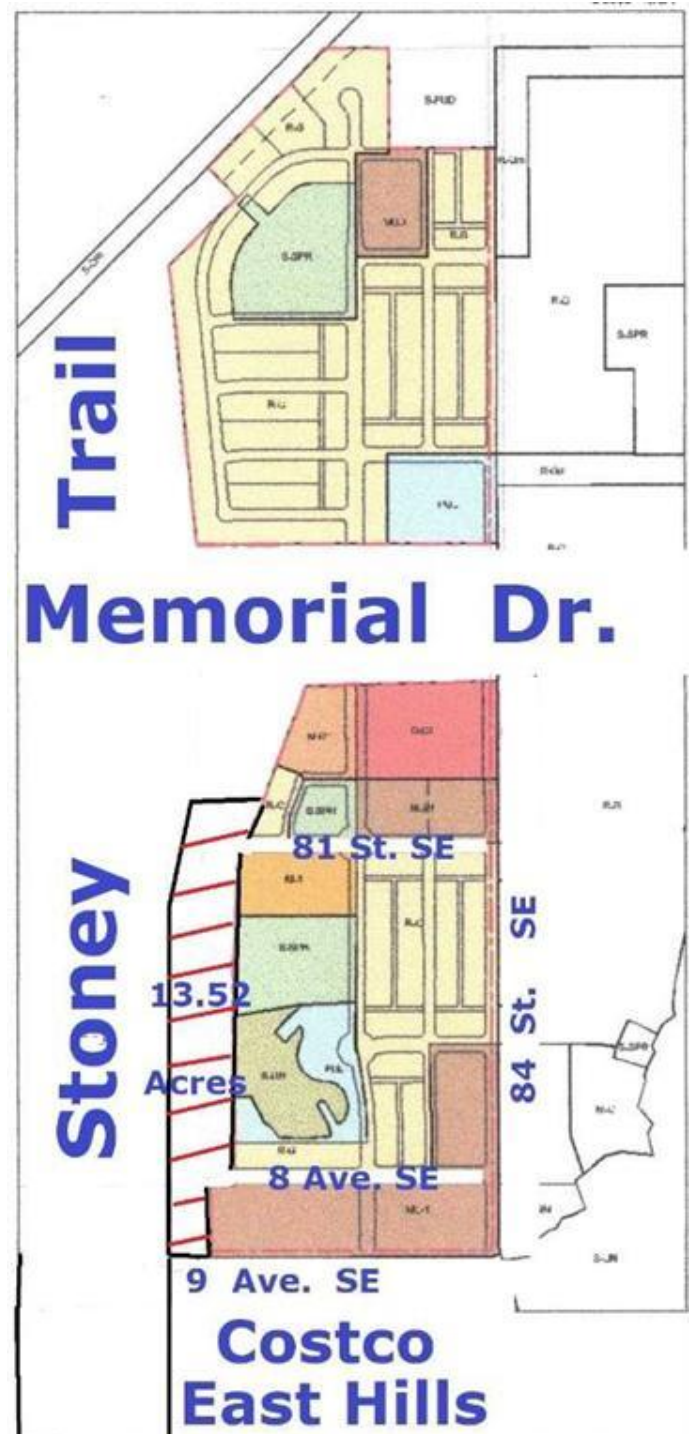
**\$10,140,000**

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
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### Additional Information

Date Listed	January 24th, 2025
Days on Market	186
Zoning	S-FUD

### Listing Details

Listing Office	Legacy Real Estate Services
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