

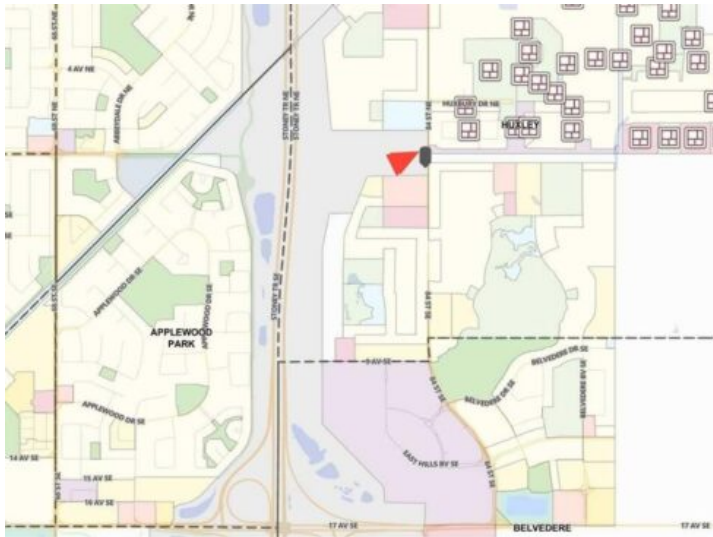


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
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151 84 Street SE  
Calgary, Alberta

MLS # A2242616



**\$1,225,000**

Division: Calgary

Lot Size: 2.45 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-TUC

Water: -

Sewer: -

Utilities: -

Rare opportunity to purchase 2.45 acres of Crown Land in Calgary's rapidly developing SE corridor. Currently zoned S-TUC (Special Purpose & Transportation and Utility Corridor) with strong potential for rezoning to CC-2 (Commercial & Community 2 District), offering a wide range of commercial development possibilities. Excellent exposure and access, surrounded by ongoing residential and commercial growth. Limited availability and high interest level & don't miss out! \*\*\*\*\* Any & All offers should be submitted by Friday August 15, 2025 \*\*\*\*\* Call for details. Please see copies of Title, Land Use for S-TUC & CC-2, Sub-Division Plan & Proposed Outline Plan for the area in Supplements.