



GRASSROOTS

REALTY GROUP

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**10421-10909 West Valley Road SW
Calgary, Alberta**

MLS # A2281408



\$30,401,000

Division: NONE

Lot Size: 43.43 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

Three lots for sale asking \$700,000 per acre. Zoned S-FUD Future Urban Development allowing for a wide range of uses including Commercial , Residential, Hotel, car dealer, etc. Discover unparalleled potential at West Valley Crossing, a significant 17.03-hectare (approx ~43.43 acre). ----- Approx land sizes per parcel: 41.8 acres (Plan: 2211335 Block 1 Lot: 1) *** 1.01 acres (Plan: 2293HS Block: 1 Lot: 1) *** 0.93 acres (Plan: 2293HS Block: 1 Lot: 5)----- This offering presents a unique chance to shape the future of a dynamic, rapidly growing area. Prime Location & Connectivity: Situated at Calgary's western boundary within the highly sought-after Bow Valley area, West Valley Crossing benefits from exceptional accessibility. Enjoy proximity to the Trans-Canada Highway (Highway 1) and 109 Street SW, ensuring seamless connections to Calgary's vibrant urban core and beyond. The property is also ideally positioned near established communities like Crestmont and the future Osprey Development, promising a robust and integrated future.