



GRASSROOTS
REALTY GROUP

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**400 Shantz Drive
Didsbury, Alberta**

MLS # A2298470



\$662,200

Division: NONE

Lot Size: 3.01 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C1

Water: -

Sewer: -

Utilities: -

Positioned in one of Didsbury's fastest-growing commercial corridors, this 3.01-acre parcel in Shantz Village offers exceptional potential for forward-thinking investors and developers. Located just off Highway 582, this property benefits from excellent visibility and accessibility, making it ideal for both commercial ventures and high-density residential projects. Recent Land Use Bylaw changes support rezoning to RC2, allowing for a flexible mix of commercial and higher-density residential uses—well suited for apartment buildings, multi-family developments, or mixed-use concepts designed to meet the area's rapid growth. All major utilities are available at the property line, providing a significant advantage for developers and supporting a wide range of substantial projects with reduced upfront servicing costs and streamlined development timelines. Surrounded by strong national and local anchors including Dairy Queen, A&W, Save-On-Foods, Dollarama, and Petro-Canada, this location is already a proven draw for traffic and commerce. With multiple nearby parcels moving quickly and slated for development, this corridor is quickly transforming into a key hub for business and residential expansion. Whether you're looking to capitalize on Didsbury's growth with a high-exposure commercial project or a strategic multi-family development, this parcel offers the location, zoning flexibility, and momentum to bring your vision to life. Opportunities like this in Shantz Village are limited—secure your position in one of Didsbury's most promising growth areas today.