



GRASSROOTS
REALTY GROUP

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514 & 526 Windsor Avenue NW
Diamond Valley, Alberta

MLS # A2331044



\$1,649,900

Division:	NONE
Lot Size:	3.64 Acres
Lot Feat:	See Remarks
By Town:	-
LLD:	-
Zoning:	R-3
Water:	-
Sewer:	Sewer
Utilities:	Electricity, Natural Gas, See Remarks, Sewer, Water

3.65 ACRES OF PRIME MULTI-FAMILY DEVELOPMENT LAND IN THE GROWING COMMUNITY OF DIAMOND VALLEY!

Opportunities like this are incredibly rare. This fully serviced development parcel offers the chance to create a landmark residential community in one of Southern Alberta's fastest-growing towns, just 30 minutes southwest of Calgary and minutes from Kananaskis Country. The site is largely flat and level with street grade, providing an excellent foundation for future development. Zoned R-3 (Residential Multi-Unit District), it supports a variety of housing options, including duplexes, rowhouses, fourplexes, apartments, and comprehensive residential developments. Municipal water, sanitary sewer, power, natural gas, and telecommunications currently service the existing office building. New servicing connections will be required for future residential development. Access is from Windsor Avenue NW, with future access potential from the undeveloped road allowance to the north. Experience the best of both worlds in Diamond Valley, where small-town living meets modern amenities, breathtaking natural surroundings, and convenient access to Okotoks, Calgary, and Kananaskis Country. This property is offered strictly as a redevelopment opportunity. Bring your vision to life and help shape the future of Diamond Valley!