

# \$2,900,000 - 9025 & 9115 17 Avenue Se, Calgary

MLS® #A2093262

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,  
Land on 10.00 Acres

Belvedere, Calgary, Alberta

Available 10 acres of raw farmland bordering 17 Av SE in the Belvedere ASP. Located south across 17th Av from the East Hills Shopping Center. The eastern corridor of 17 av hosts the rapidly maturing area of Belvedere. Increased traffic and exposure combined with easy access to the area benefit future commercial and residential development prospects. With all necessary servicing at your doorstep, this is an ideal opportunity to secure a mid-term development opportunity in a built area, where unencumbered land is hard to come by. With proposed transit routes, residential expansion, and an increase in infrastructure, This 10-acre parcel fronts and is accessed from 17 Av and the 15-acre parcel directly south is also currently listed for sale (MLS# A2027185) for a combined 25 acres Belvedere is one of the most desirable new areas for prospective builders and consumers alike!



## Essential Information

MLS® #	A2093262
Price	\$2,900,000
Sold Price	\$3,000,000
Bathrooms	0.00
Acres	10.00
Type	Land
Sub-Type	Commercial Land
Status	Sold

**Community Information**

Address	9025 & 9115 17 Avenue Se
Subdivision	Belvedere
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X 1G6

**Additional Information**

Date Listed	February 2nd, 2024
Date Sold	November 12th, 2024
Days on Market	284
Zoning	S-FUD
HOA Fees	0.00

**Listing Details**

Listing Office	REAL BROKER
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