

FOR SALE

2.70 Acres± | Aspen Woods

Townhouse Development Land

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



ASPEN LANDING
SHOPPING CENTRE

ASPEN SPRING
DEVELOPMENT

SUBJECT SITE - 2.70 ACRES ±

RUNDLE COLLEGE
& ACADEMY

For Sale | Townhouse Development Land

7480 17 Avenue SW | Calgary, Alberta

THE OPPORTUNITY

Presenting an exceptional opportunity to acquire a prime townhouse development site strategically located in the prestigious Aspen Woods neighborhood, renowned for its upscale residential communities and vibrant commercial hubs.

Situated just minutes away from Aspen Landing Shopping Centre, a bustling lifestyle destination, the site benefits from proximity to premier shops, various restaurants, and essential services.

Adding to the area's appeal is the Aspen Spring Development, a mixed-use project currently under development that will bring over 1,000 residential units and additional retail and entertainment amenities to the area.

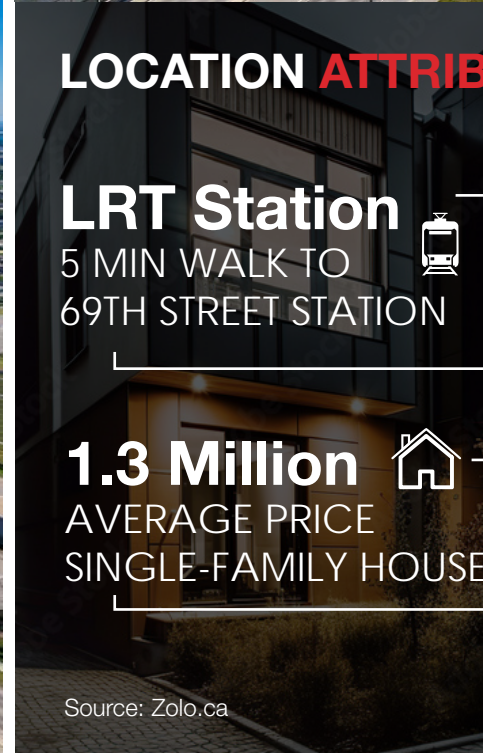
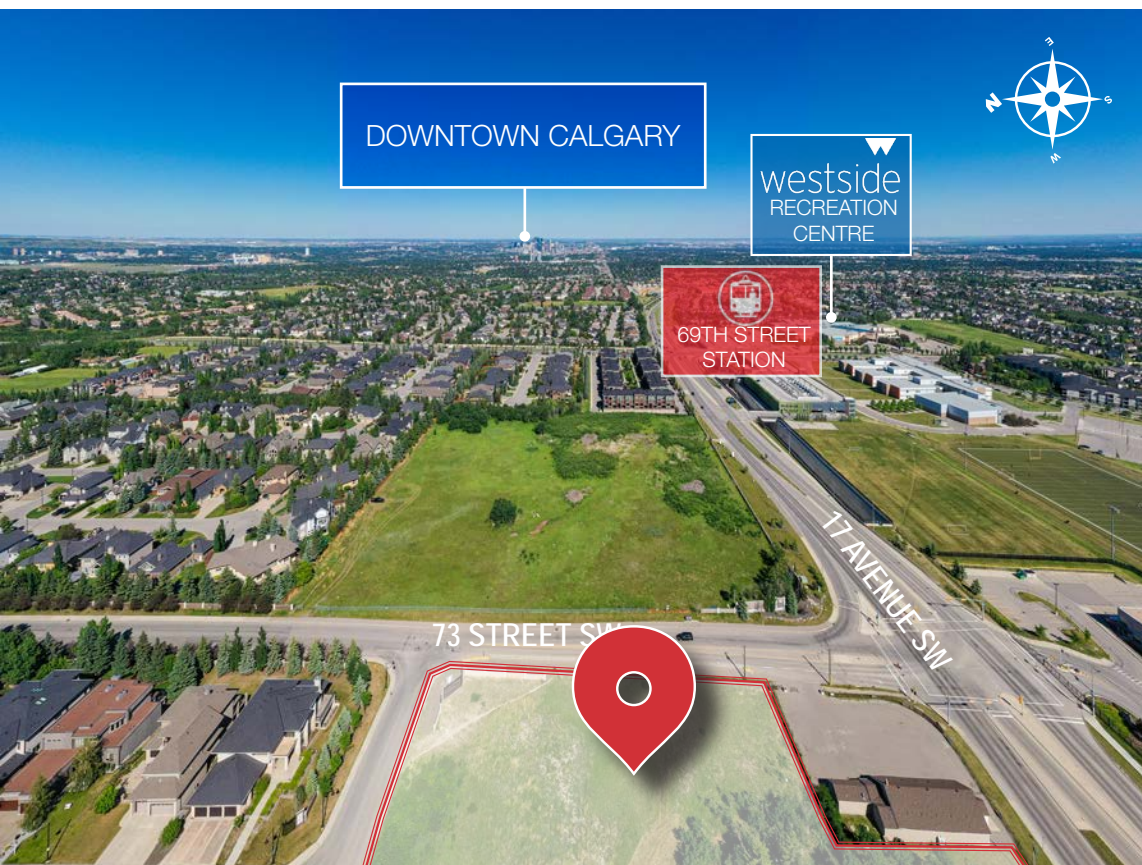
This development site presents a rare opportunity to capitalize on the area's ongoing growth and the established amenities of Aspen Landing and the forthcoming Aspen Spring Development.

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3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

PROPERTY DETAILS

ADDRESS	7480 17 Avenue SW
LEGAL DESCRIPTION	Plan:5767GG; Block:B; Lot:15
SITE SIZE	2.70 Acres±
CURRENT LAND USE	R-G Residential - Low Density Mixed Housing
AREA STRUCTURE PLAN	Springbank Hill ASP
PRICE	\$8,250,000



LOCATION ATTRIB

LRT Station

5 MIN WALK TO
69TH STREET STATION

1.3 Million 
AVERAGE PRICE
SINGLE-FAMILY HOUSE

Source: Zolo.ca



ROUTES

Stoney Trail

QUICK & EASY
ACCESS



\$340 PSF
AVERAGE PRICE
TOWN-HOMES

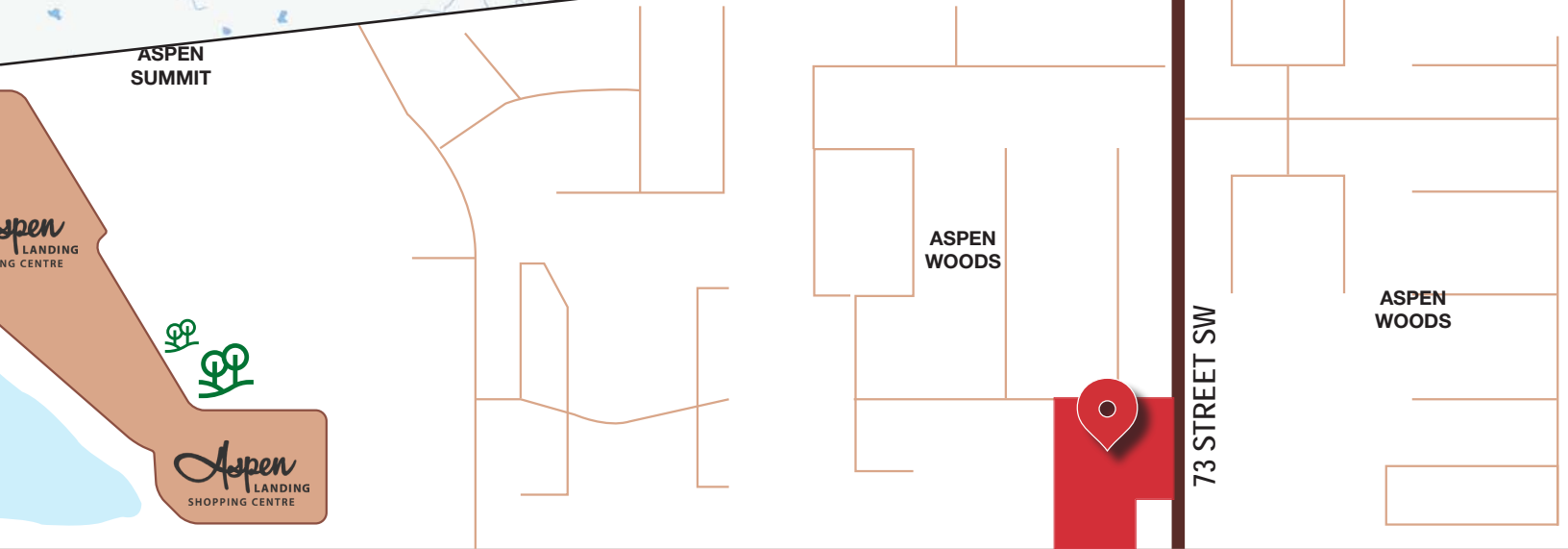


LOCATION HIGHLIGHTS

- » **SHOPPING AND AMENITIES:** Moments away from Aspen Landing Shopping Centre, which offers premium retail, dining, and essential services.
- » **SCHOOLS |** The area is home to some of Calgary's most reputable schools, including Webber Academy, Calgary Academy, Rundle College, and various public and Catholic schools. These schools offer diverse educational options for families in the community.
- » **WESTSIDE RECREATION CENTRE |** Located nearby, the Westside Recreation Centre offers state-of-the-art facilities, including swimming pools, fitness areas, skating rinks, and youth programs. It serves as a vibrant community hub for active and recreational lifestyles.
- » **NATURAL AND RECREATIONAL SPACES |** The site is close to beautiful parks, walking trails, and green spaces, providing opportunities for outdoor activities and a connection to nature.

FOR SALE

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Townhouse Development Land**



<p>ASPEN</p>	<p>SPRING</p>	<p>17 AVENUE SW</p> <p>SPRINGBANK HILL MARKET</p>	<p>77 STREET SW</p>	<p>RUNDLE COLLEGE PRIMARY/ELEMENTARY SCHOOL</p>	<p>RUNDLE COLLEGE JR/SR HIGH SCHOOL</p>	<p>69 STREET CTRAIN STATION</p>
		<p>19 AVENUE SW</p> <p>85TH & PARK CONDOS 100% SOLD OUT</p>	<p>73 STREET SW</p>	<p>SPRINGBANK HILL MARKET</p>	<p>SPRINGBOROUGH PROFESSIONAL CENTRE</p>	<p>ERNEST MANNING HIGH SCHOOL</p>

Jessie Lail
Associate
(403) 714-7571
jlail@naiadvent.com

Harvey Russell
Senior VP/Principal
(403) 620-0667
hrussell@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
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