

Also available: ±320 Acres inside the Conrich ASP
[Click to view website](#)



FOR SALE | ±640 Acres of A-GEN Land

Conrich, Rocky View County, AB

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All Land Availabilities: Conrich



Conrich Lands - Parcel A

Rare full section (640 ac) for sale, immediately adjacent to the Conrich ASP. The property is situated very close to the high-capacity power transmission lines. It has excellent access to Stoney Trail and Trans-Canada Highway.

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Conrich Lands - Parcel B

±320 Acres of Land for Sale in Conrich, Rocky View County. The parcel is within the Conrich ASP planning area which identifies the parcel for future industrial uses and lays out the process for rezoning. It sits close to the high-capacity power transmission lines and has excellent access to major thoroughfares such as Stoney Trail and Trans-Canada Highway.

[Click to view website](#)

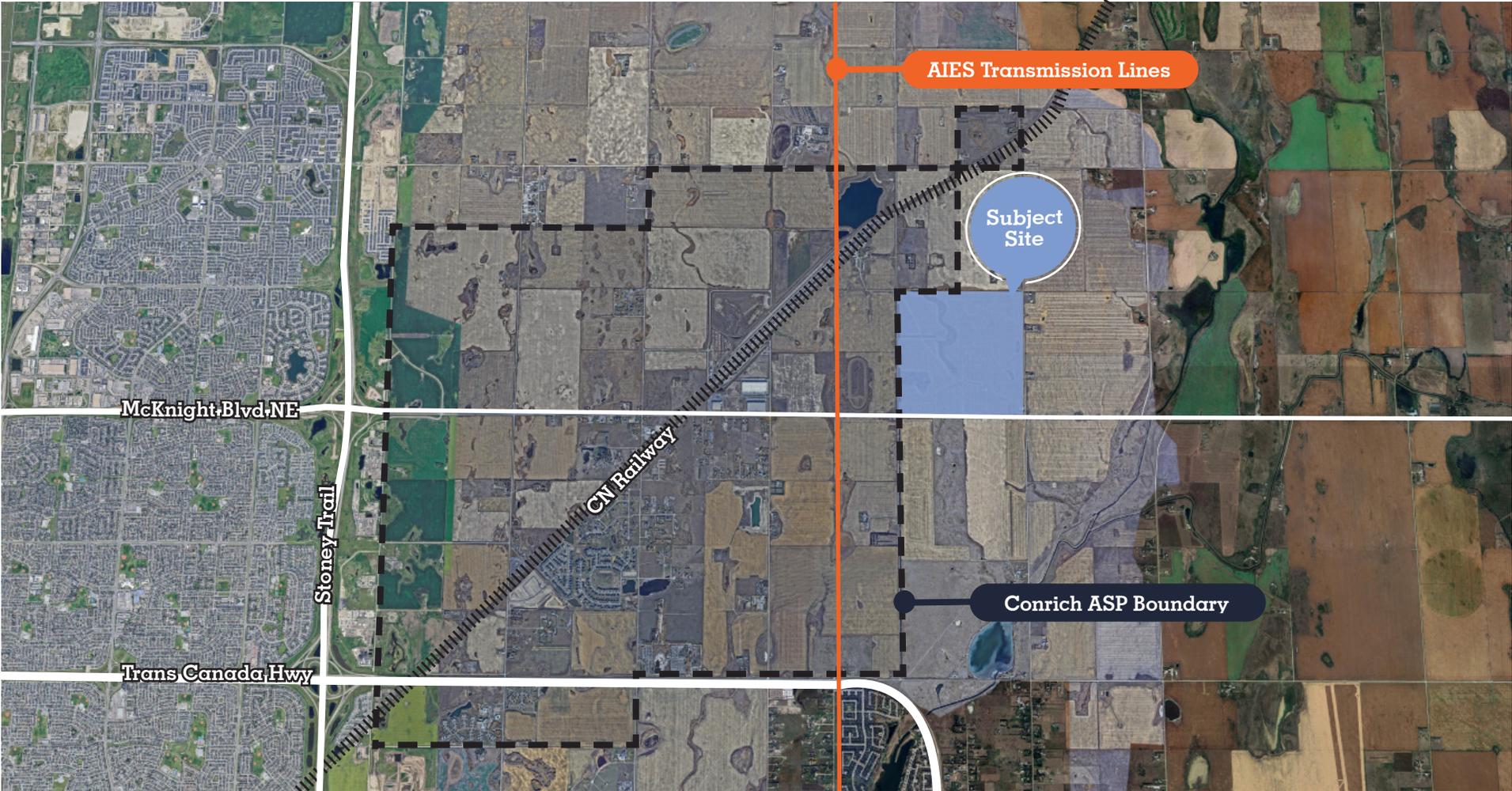


285060 Township Rd 244

Receivership Sale of 15.81 Acres of land within the Conrich Area Structure Plan (ASP). Suitable for future rezoning to Highway Business. The site has direct frontage onto the Trans-Canada Highway with excellent connections to major thoroughfares. There is ±7,500 Sf of existing shop and office space.

[Click to view website](#)

Land Overview



Legal Description	Land Size	Zoning	List Price	Property Tax
NW-02-25-28-W04M	±640 Acres	A-GEN (Agricultural General)	Contact Agent	TBV
NE-02-25-28-W04M				
SW-02-25-28-W04M				
SE-02-25-28-W04M				

Property Overview

- Rare full section (640 ac) immediately adjacent to Conrich ASP
- Very close proximity to the high-capacity power transmission lines
- Excellent access to major through fares such as Stoney Trail and Trans-Canada Highway



Drive times

Calgary Airport

20 mins

Downtown Calgary

25 mins

Balzac

20 mins

Chestermere

12 mins

Rocky View County Tax Advantage

Municipal Non-Residential Tax Rate Comparison

Rocky View County - City of Calgary (1998 - 2025)

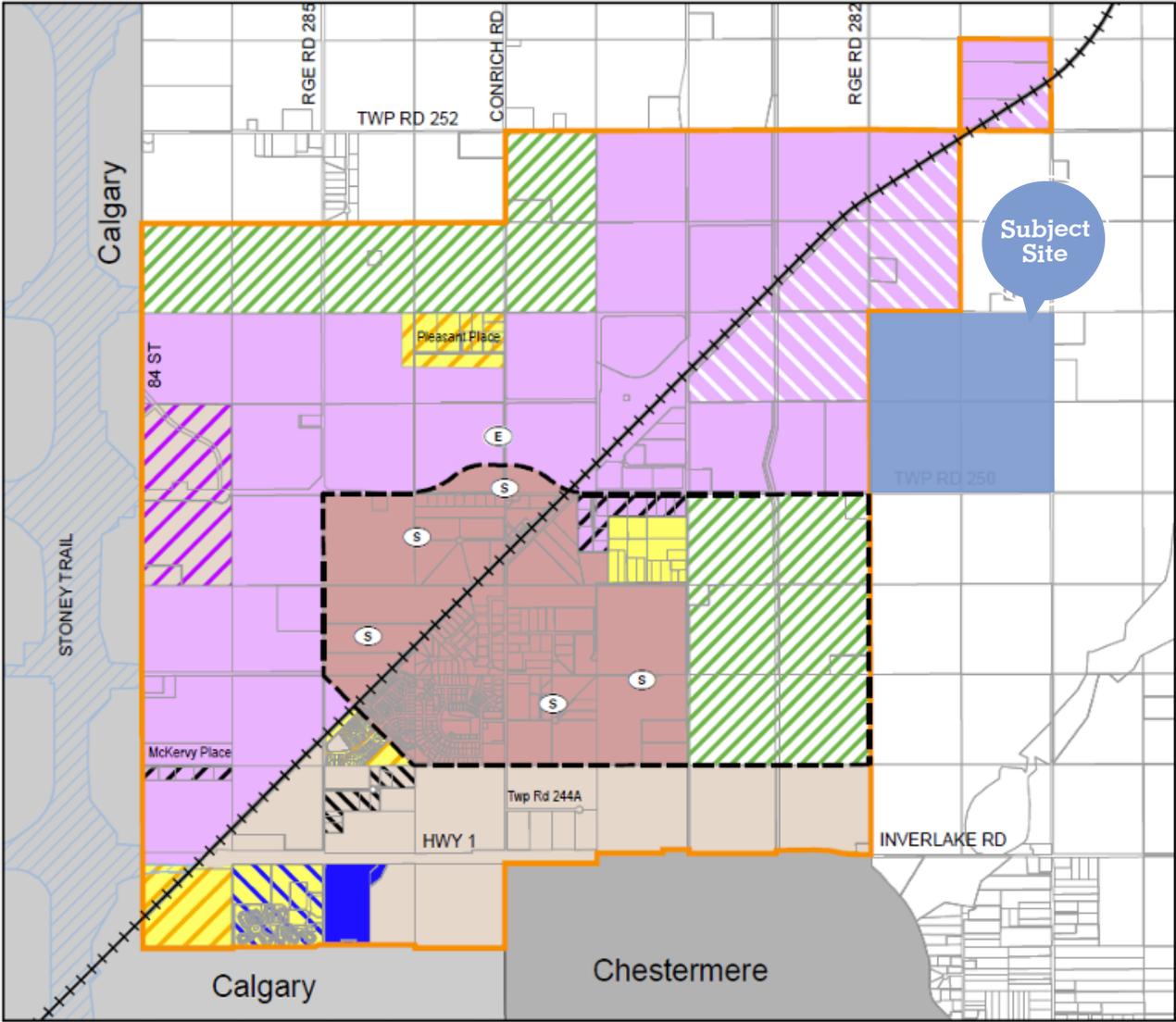


Rocky View County maintains a stable, consistent, and significant tax advantage to the City of Calgary offering large operators and developers a competitive advantage to investing in large scale development in the area.

ASP Land Use Strategy

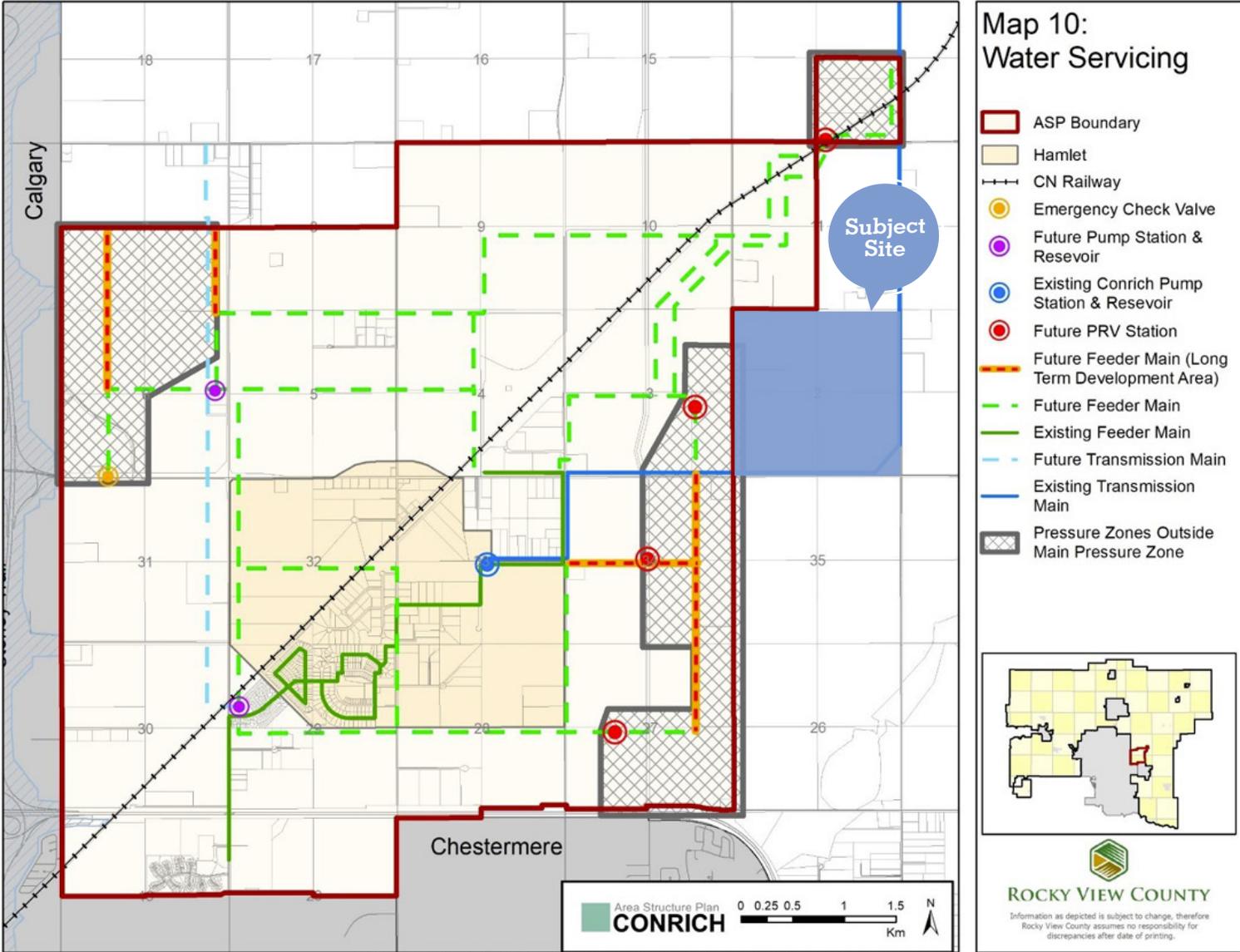
Map 5:
Land Use Strategy

-  ASP Boundary
-  Future Policy Area
-  Country Residential
-  Residential-form to be determined
-  Hamlet Policy Area
-  Institutional/Residential
-  Institutional
-  Industrial
-  Heavy Industrial
-  Industrial Transition
-  Highway Business/Industrial
-  Highway Business
-  Highway Business Transition
-  Long Term Development Area
-  Emergency Services
-  School
-  Transportation and Utility Corridor
-  CN Railway



[Link to Conrich ASP Full Document](#)

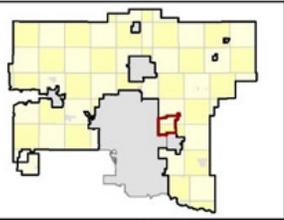
ASP Water



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

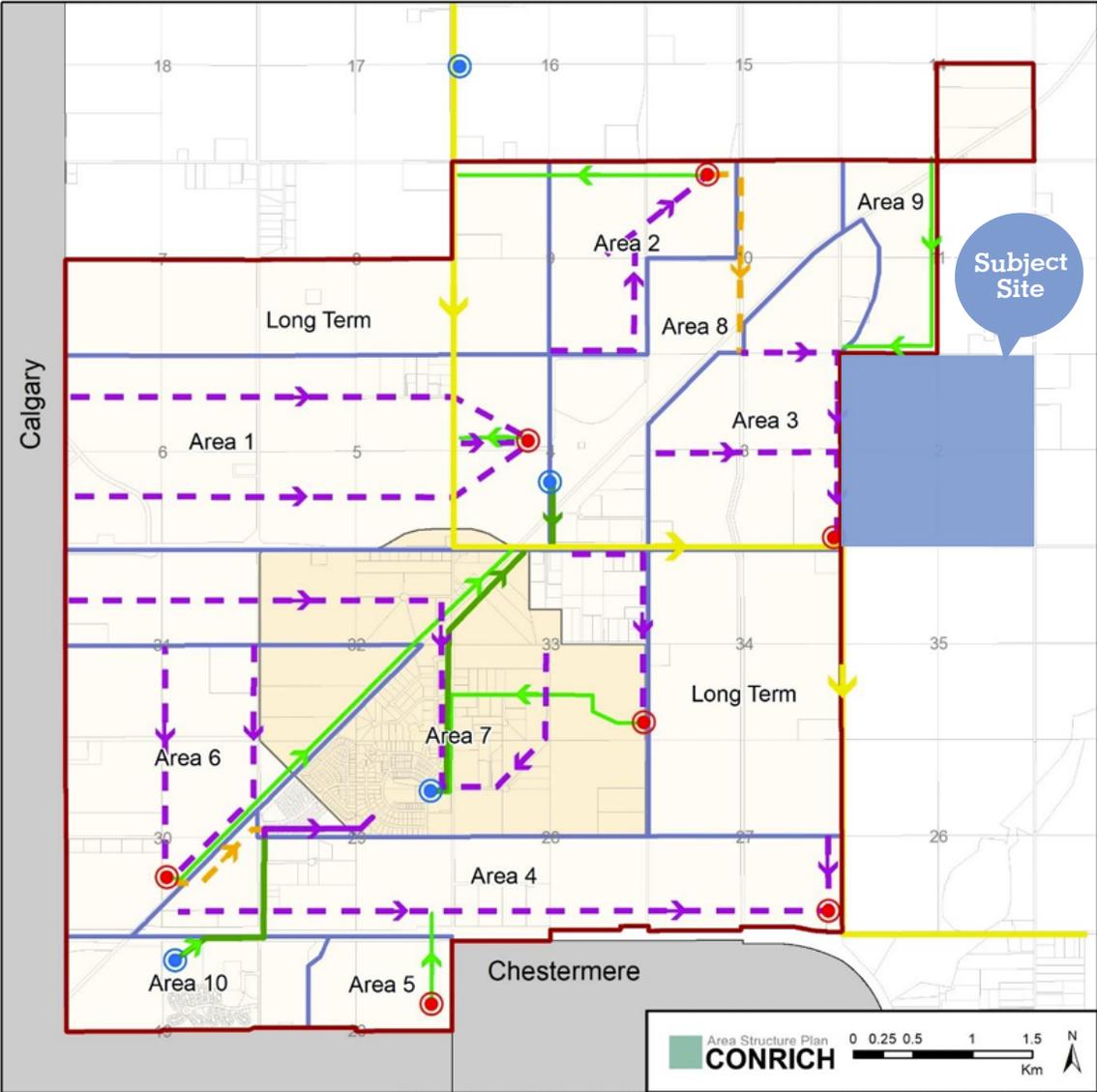
Map 10:
Water Servicing

- ASP Boundary
- Hamlet
- CN Railway
- Emergency Check Valve
- Future Pump Station & Reservoir
- Existing Conrich Pump Station & Reservoir
- Future PRV Station
- Future Feeder Main (Long Term Development Area)
- Future Feeder Main
- Existing Feeder Main
- Future Transmission Main
- Existing Transmission Main
- Pressure Zones Outside Main Pressure Zone



ROCKY VIEW COUNTY
 Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

ASP Wastewater



Map 11a: Wastewater Servicing Option 1

- ASP Boundary
- Hamlet
- Sanitary Catchment Areas
- Existing Lift Station
- Proposed Lift Station
- Sanitary Transmission Main
- Existing Sanitary Gravity Main
- Proposed Sanitary Gravity Main
- Existing Sanitary Forcemain
- Proposed Sanitary Forcemain
- Interim/Alternate Sanitary Forcemain

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Thank you

For your interest!

If you would like more information, please call or visit us online.

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