



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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**AVISON  
YOUNG**



# 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.

[Click to view website](#)



**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](#)



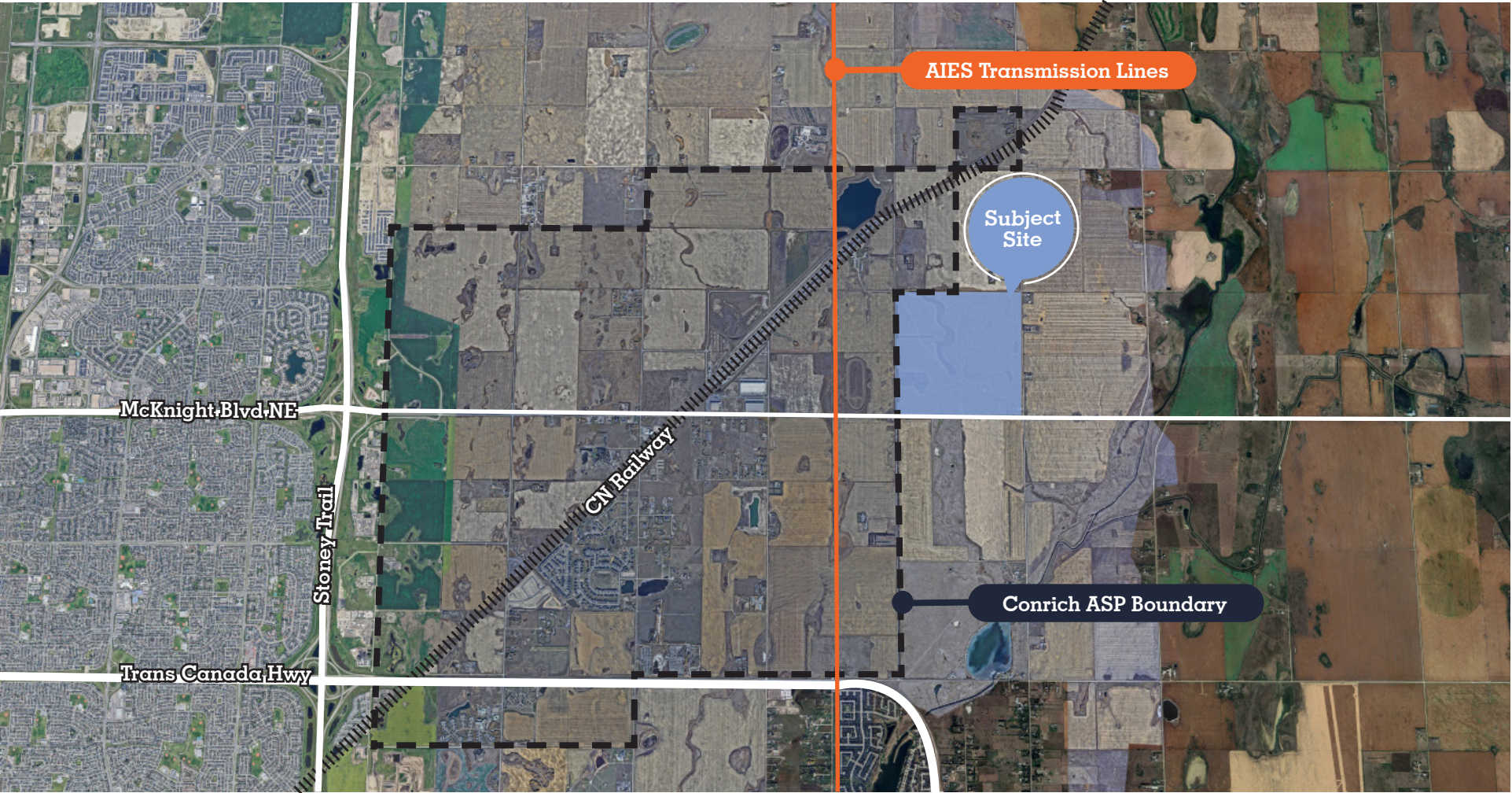
**285060 Township Rd 244**

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

Contact Agent

TBV

NE-02-25-28-W04M

(Agricultural General)

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

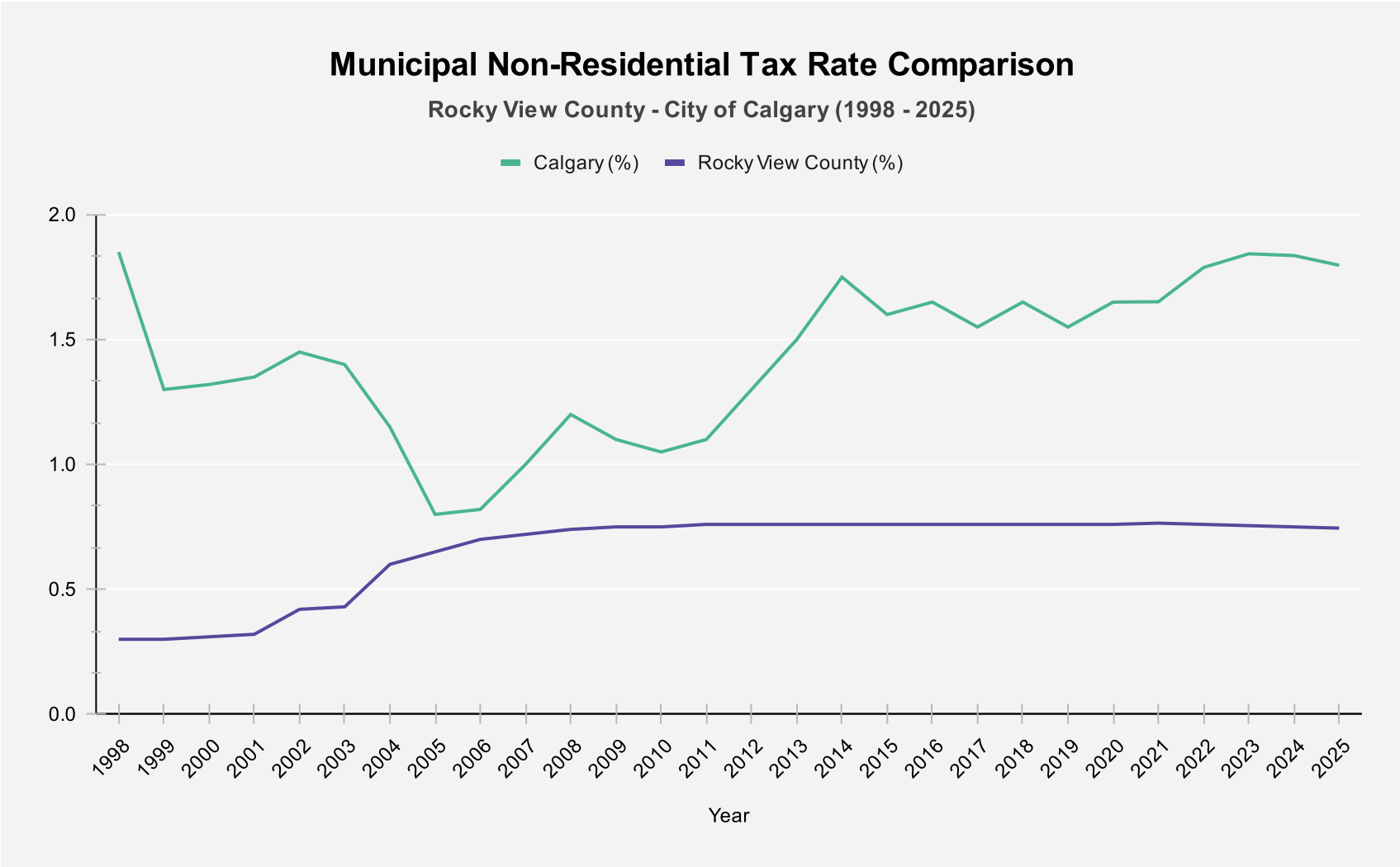
**Balzac**

20 mins

**Chestermere**

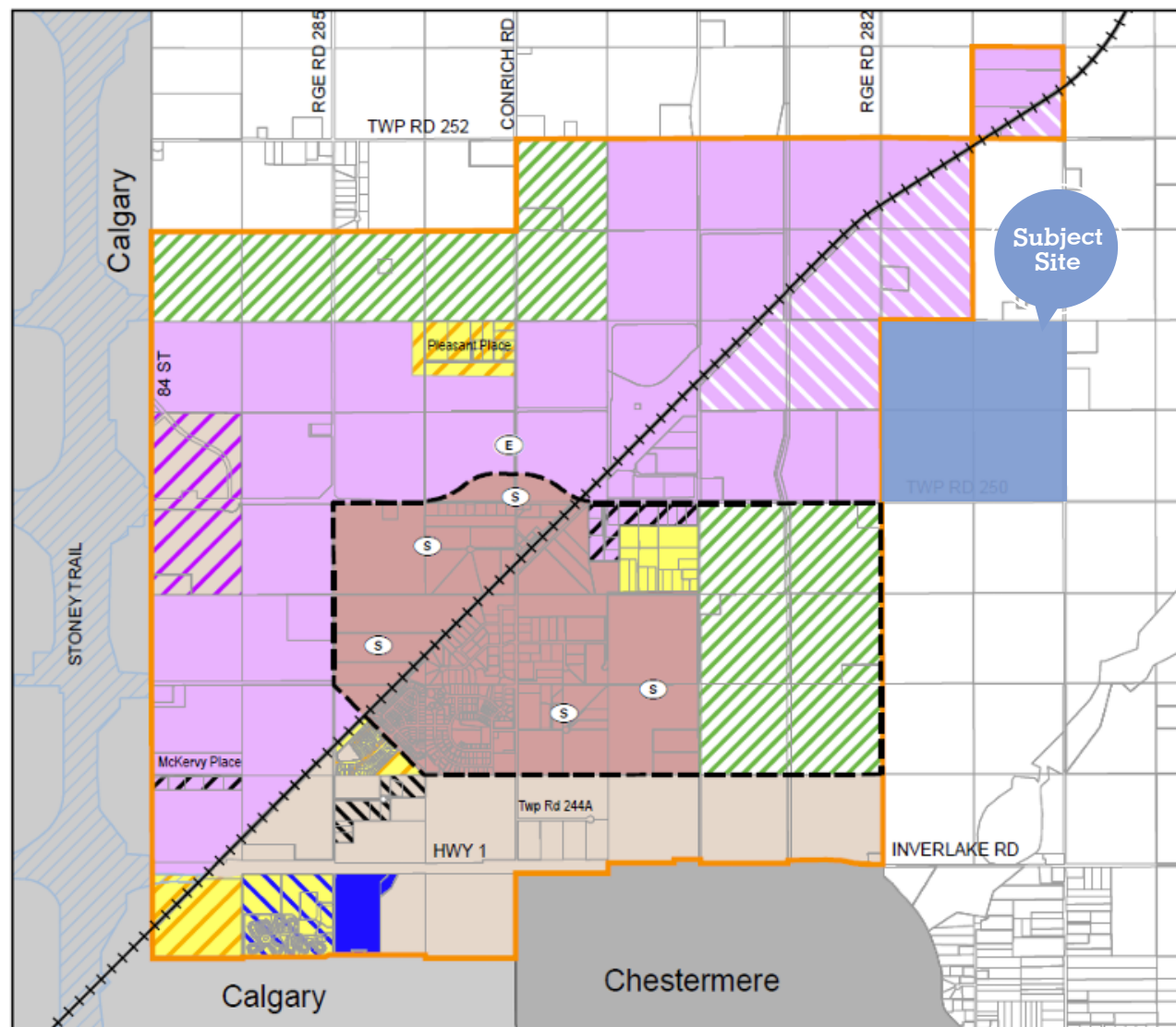
12 mins

# Rocky View County Tax Advantage



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



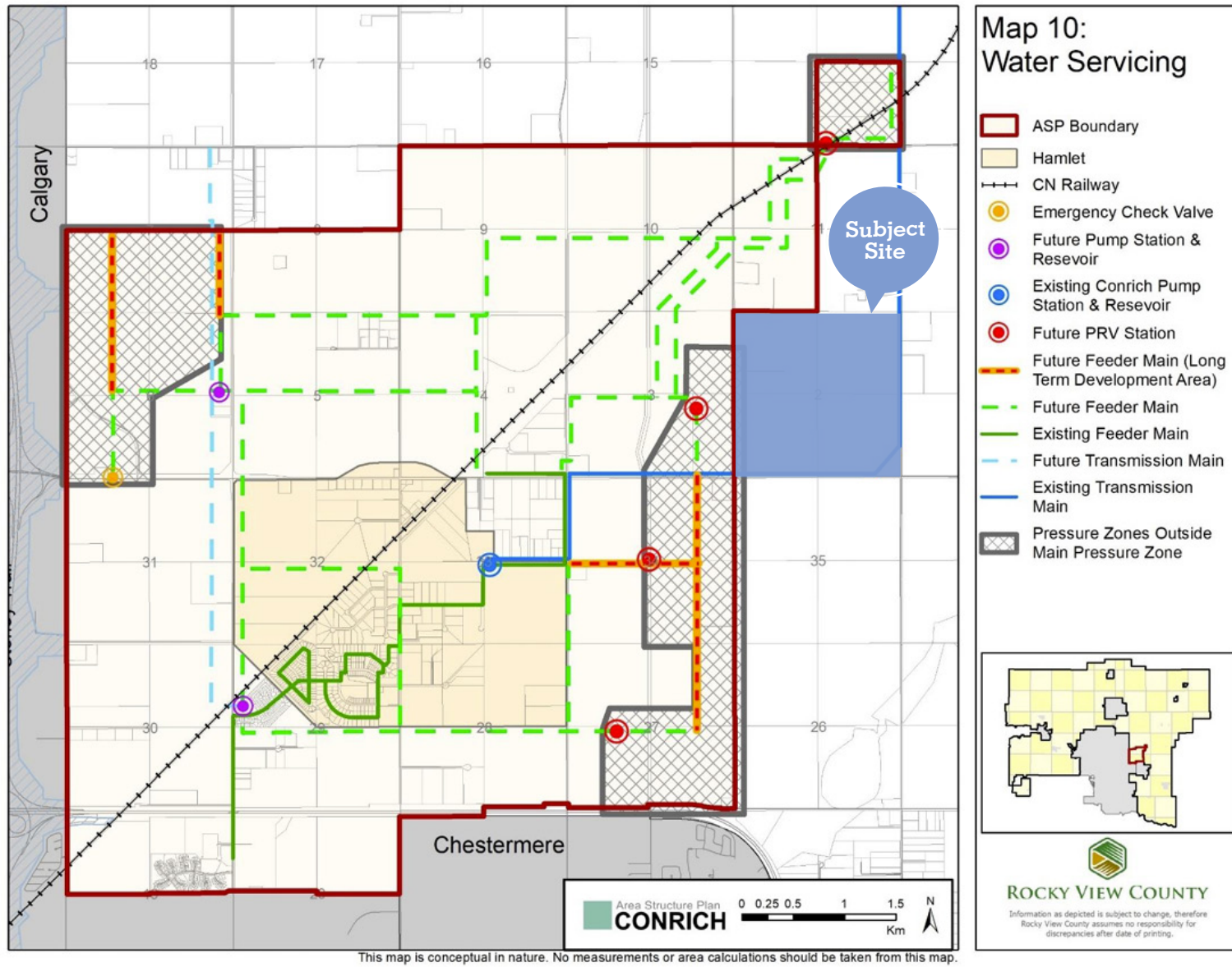
Map 5:  
Land Use Strategy

- 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

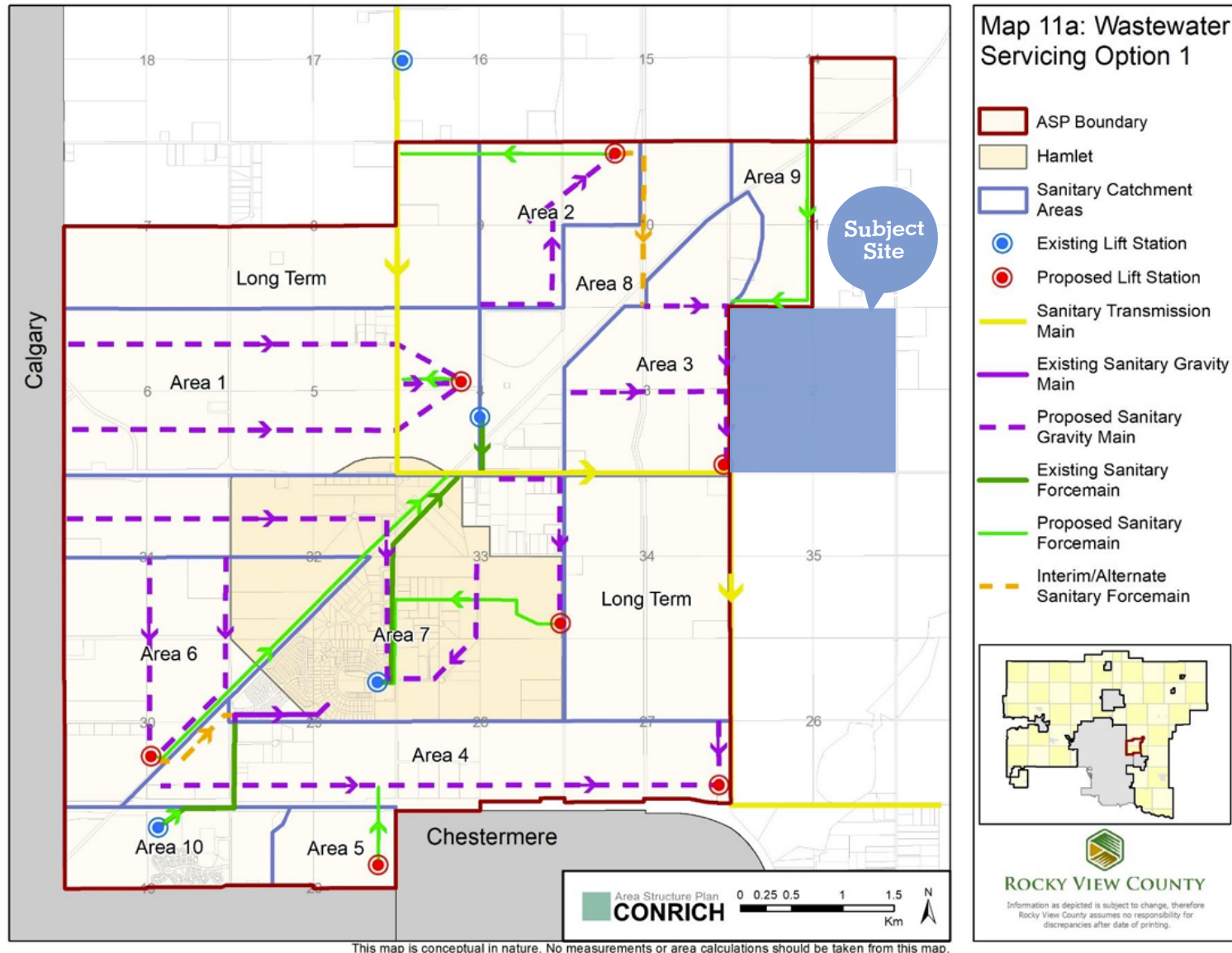
[Link to Conrich ASP Full Document](#)



# ASP Water



# ASP Wastewater





# Thank you For your interest!

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

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