

\$3,900,000 - 15404 85 Street Sw, Calgary

MLS® #A2207390

\$3,900,000

0 Bedroom, 0.00 Bathroom,
Land on 79.45 Acres

NONE, Calgary, Alberta

What an opportunity! What a location! 79.45 acres within the City limits of SW Calgary. This is a holding property for someone with vision. Enjoy with your family and wait for the opportunity to maximize on this investment. The land has plenty of character with Mountain views, rolling terrain, open pasture, and drivable trails through the, huge evergreen trees of the forested NW ¼ of the land. Gas and power to the west property line. Take a look, Horse woman or man, what a great weekend getaway, for the person, who has a few horses, wants a little space between them and their neighbors and the tree lined coulee, would be the perfect setting for a walkout basement, for your close in, country dream home. Located on a dead end road, this quiet private property is only 8 minutes to Ring Road and Red Deer Lake School and 15 minutes to Costco. All of this part of the very active family community of Red Deer Lake and within the city limits. The land is zoned: Special Purpose "Future Urban Development District (which is intended to be applied to lands that are awaiting urban development and utility servicing). With the opening of the ring road, the SW is becoming the area of choice for views, weather, and less congestion. Imagine sipping coffee from your own land, gazing at the snow covered Rocky Mountains and the large stand of evergreen trees while you wait to maximize on this solid investment. What an Opportunity! The List Price does not include any applicable GST. In



the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission. All viewings must have an active Realtor present.

Essential Information

MLS® #	A2207390
Price	\$3,900,000
Bathrooms	0.00
Acres	79.45
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	15404 85 Street Sw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5Z9

Additional Information

Date Listed	April 1st, 2025
Days on Market	6
Zoning	S-FUD

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.