

\$1,334,500 - 13433 15 Street Ne, Calgary

MLS® #A2185722

\$1,334,500

0 Bedroom, 0.00 Bathroom,
Land on 3.14 Acres

Stoney 4, Calgary, Alberta

This exceptional 3.14-acre parcel offers a strategic real estate opportunity within the revised Stoney Industrial Area Structure Plan (ASP).

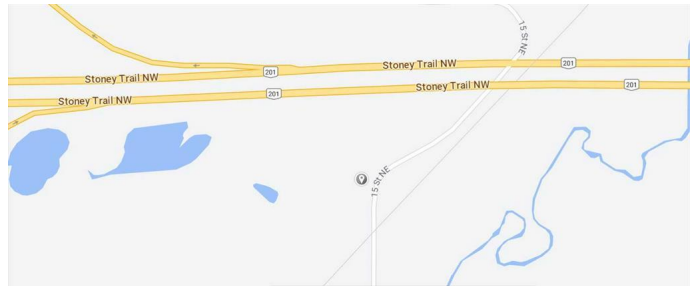
Key Highlights

• **Zoning:** Designated S-FUD (Special Purpose “Future Urban Development”), positioning the property as an ideal long-term land holding with the potential for future urban industrial or commercial use as the ASP evolves. S-FUD allows for a limited range of interim uses, providing flexibility while awaiting full urban development.

• **Exposure:** Benefit from excellent visibility and high-traffic exposure directly onto Stoney Trail NE, a major regional transportation artery, making it an outstanding billboard location for the interim.

• **Access:** Features direct, convenient access off of 15th Street NE, ensuring immediate connectivity for current and future users.

• **Investment Potential:** Located in a rapidly growing industrial corridor, this site offers a motivated seller and represents a significant opportunity for investors seeking a strategically located asset within Calgary's industrial land supply. This is a prime land investment that capitalizes on a highly visible location and established ASP framework, making it a valuable asset for long-term growth



Essential Information

MLS® #	A2185722
Price	\$1,334,500
Bathrooms	0.00
Acres	3.14
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	13433 15 Street Ne
Subdivision	Stoney 4
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5J5

Additional Information

Date Listed	January 8th, 2025
Days on Market	302
Zoning	S-FUD

Listing Details

Listing Office	Royal LePage Solutions
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