

\$1,900,000 - 10700 17 Avenue Se, Calgary

MLS® #A2220212

\$1,900,000

0 Bedroom, 0.00 Bathroom,
Land on 4.00 Acres

Twinhills, Calgary, Alberta

This exceptional 4.00-acre development opportunity is prominently located on the north side of 17th Avenue SE, offering high visibility and excellent street frontage. Zoned MU-2 (Mixed Use – Active Frontage), the property supports a wide variety of commercial uses, making it ideal for retail, office, or mixed-use development. The site benefits from a strategic location just 3 kilometers from the growing town of Chestermere, 1 kilometer from the established Chelsea residential community, and 3 kilometers from the popular Easthills Shopping Centre. With strong exposure along a major corridor and proximity to both residential and commercial hubs, this property is well positioned for future growth. The land is being sold on an "as is" basis, with all chattels included, presenting a rare and versatile investment opportunity in a rapidly expanding area.

Essential Information

MLS® #	A2220212
Price	\$1,900,000
Bathrooms	0.00
Acres	4.00
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

// **4.00 Acres** High Visibility Development Opportunity

FOR SALE

10700 - 17 Avenue SE, Calgary, AB



Jason Natile Vice President | Associate
Industrial Sales & Leasing
403.402.3129 | jnatile@cdnglobal.com

CDNGLOBAL
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY DETAILS

4.00 Acre high visibility development opportunity situated on the north side of 17th Avenue SE.

MU-2 (Mixed Use – Active Frontage) zoning allows for a diverse range of commercial uses.

Location provides street facing exposure (17th Avenue), 3 km to the town of Chestermere, 1 km to Chelsea, (residential community) and 3 km to Easthills Shopping Centre.

Land is being sold on an "as is" basis; all chattels included.

PROPERTY OVERVIEW

Address:	10700 - 17 Ave SE, Calgary, AB
Zoning:	MU-2 (Mixed Use - Active Frontage)
District:	Twin Hills
Legal:	Plan 811797, Block 1, Lot 1
Parcel Size:	4.00 Acres
Purchase Price:	\$1,900,000.00
Purchase Price Per Acre:	\$475,000.00
Availability:	Contact listing agent



PROPERTY PHOTOS



Address	10700 17 Avenue Se
Subdivision	Twinhills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X0L4

Additional Information

Date Listed	May 12th, 2025
Days on Market	96
Zoning	C-O

Listing Details

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.