

# \$3,600,000 - 252081 Range Road 281, Rural Rocky View County

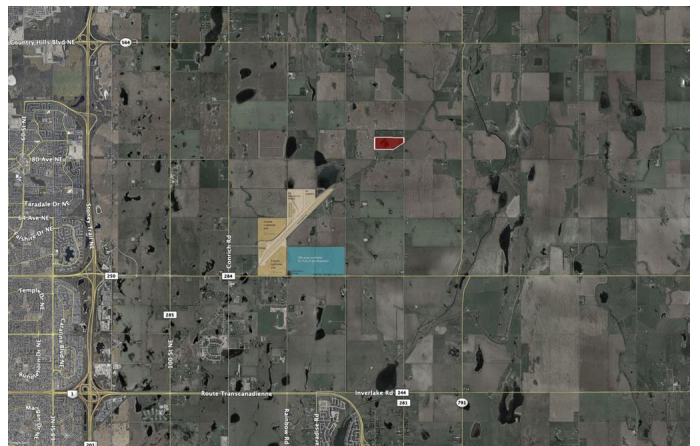
MLS® #A2225279

**\$3,600,000**

0 Bedroom, 0.00 Bathroom,  
Land on 60.60 Acres

NONE, Rural Rocky View County, Alberta

Rare opportunity to acquire a strategically located 60-acre development parcel with the Conrich ASP. This property is immediately adjacent to CN Rail with strong potential for direct rail access, making it ideal for those seeking intermodal connectivity, and large-scale distribution or industrial operations. Positioned just northeast of the Calgary Logistics Park, the site benefits from close proximity to major transportation corridors and a well established logistics network. Can be combined with an adjacent 40-acre parcel for a total of 100 acres, enabling the development of a rail-serviced industrial park.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2225279        |
| Price     | \$3,600,000     |
| Bathrooms | 0.00            |
| Acres     | 60.60           |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 252081 Range Road 281   |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T1Z 0E9           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 177            |
| Zoning         | A-GEN          |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Terradigm Real Estate Advisors Ltd. |
|----------------|-------------------------------------|

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