

# \$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

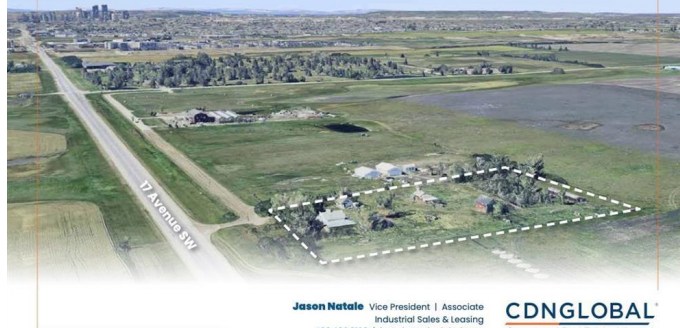
|           |                 |
|-----------|-----------------|
| MLS® #    | A2220212        |
| Price     | \$1,900,000     |
| Bathrooms | 0.00            |
| Acres     | 4.00            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

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

**FOR SALE**

10700 - 17 Avenue SE, Calgary, AB



## 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 | 41             |
| Zoning         | C-O            |

### **Listing Details**

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

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