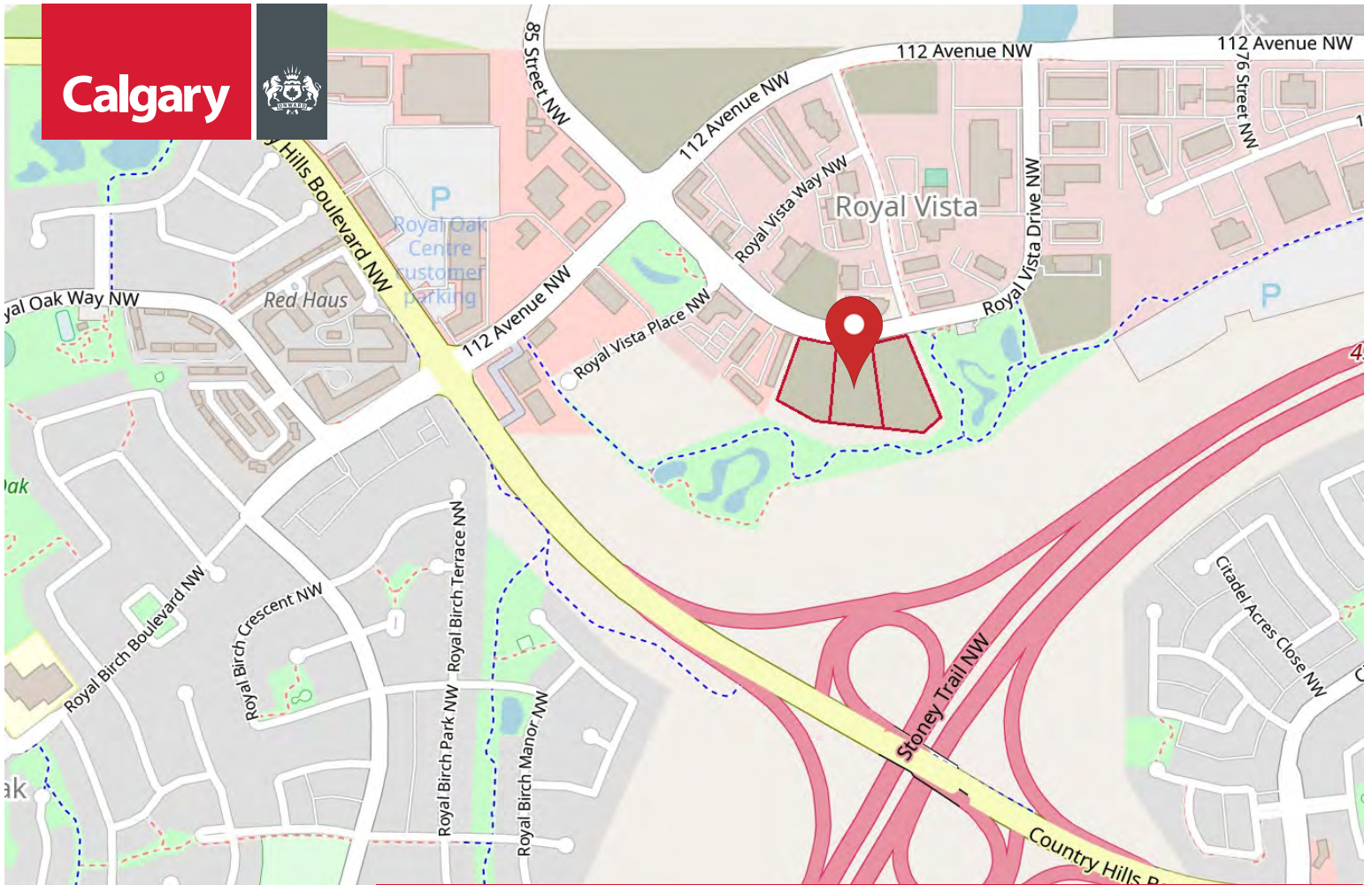


Calgary



FOR SALE

17/21/25 Royal Vista Dr. N.W. Calgary, AB

Three I-B lots for sale - 2.74, 2.79 and 3.11 acres in size in Royal Vista Business Park

LAND TYPE
Three vacant parcels

SITE AREA
2.73, 2.79 and 3.12 acres (8.65 total)

COMMUNITY
Royal Vista

LEGAL
0813886;1;9
0813886;1;8
0813886;1;7

LAND USE
DC 50D2022 (Based on I-B Industrial Business)

Property Highlights

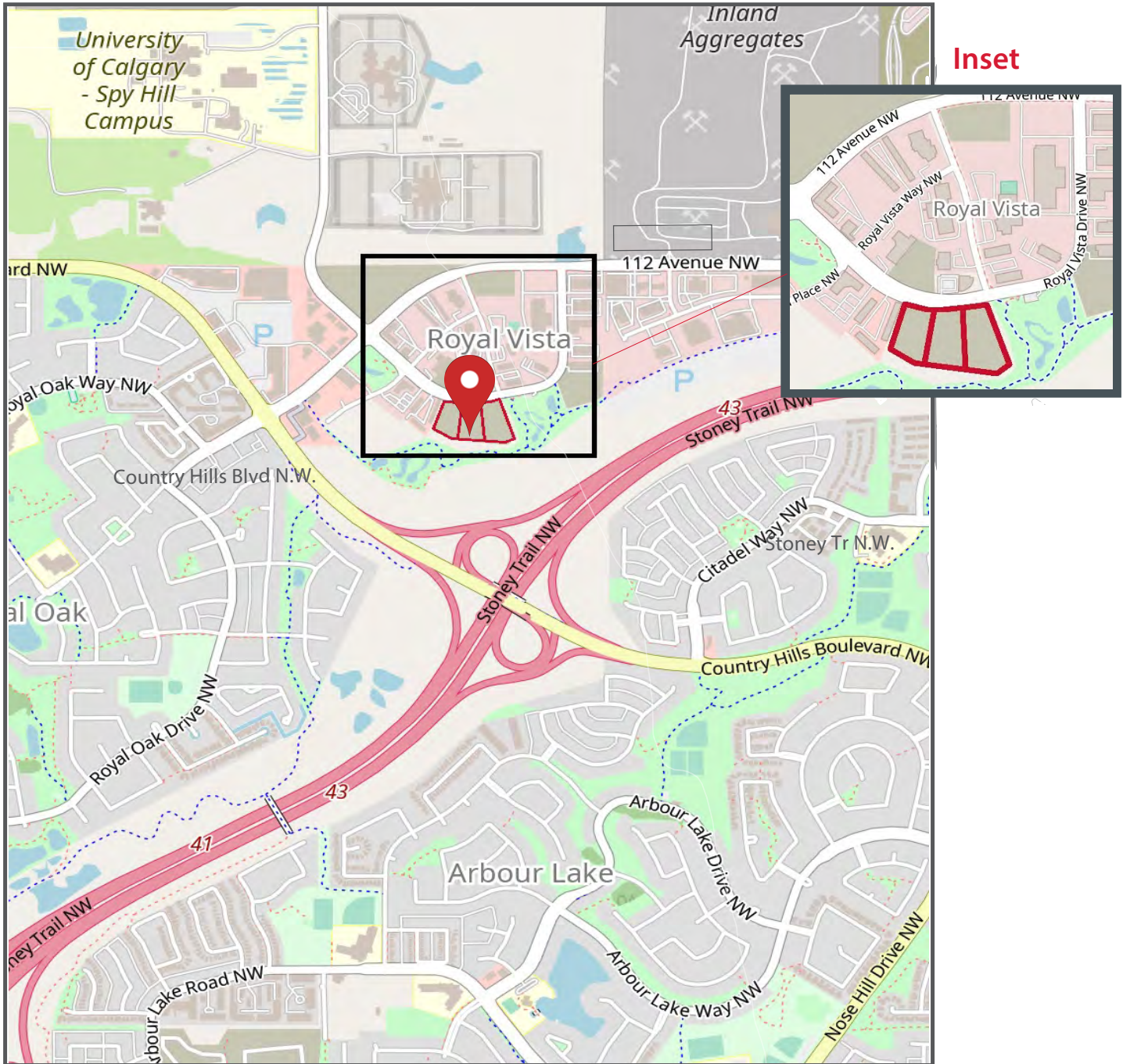
- Three adjacent parcels located along Royal Vista DR NW in proximity to municipal reserve and walking paths
- Serviced lots, no acreage assessments owing
- Overlooking Stoney Trail and the TUC
- One or more parcels may be consolidated for larger uses
- Land development is permitted to a maximum building density of 1.0x FAR, with a maximum height of 24 metres (+/- 7 storeys)
- Property has been redesignated to a hybrid I-B, Industrial Business - see DC50D2022

Financial info

LIST PRICE
\$1,000,000/acre
+GST (Agents protected)

APPLICATION PROCESS STARTS
October 3, 2023

Context map



Contact us



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Submit interest using the
Purchaser Application Form

**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7 Ave. S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

**ROYAL VISTA BUSINESS PARK
LOT SALES PRICES – AS AT OCTOBER 27, 2023**

LEGAL	ADDRESS	SITE AREA (acres)	PRICE PER ACRE	PRICE
0813886;1;7	25 ROYAL VISTA DR NW	2.74	\$1,000,000	\$2,740,000
0813886;1;8	21 ROYAL VISTA DRIVE NW	2.79	\$1,000,000	\$2,790,000
0813886;1;9	17 ROYAL VISTA DRIVE NW	3.11	\$1,000,000	\$3,110,000

The properties are sold "as is". No warranties or guarantees apply. All sales are subject to corporate approval.

The City reserves the right not to enter into a sale agreement. Details of the City's real estate sales process available through the Vendor.