

# \$9,200,000 - 11888 178 Avenue Se, Calgary

MLS® #A2188369

**\$9,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 98.58 Acres

Out of Area Calgary, Calgary, Alberta

ATTENTION INVESTORS AND DEVELOPERS!! This 98 ACRE property is located RIGHT BESIDE Calgary and has A TON of options to offer!! TheÂ long-term INVESTMENT is CLEAR!! Currently zoned AG with S-FUD designation which is described as a Future Urban Development District! This parcel is designated for lands awaiting Urban expansion and there is DEVELOPMENT happening ALL AROUND IT in SE CALGARY!!Â This could be the OPPORTUNITY OF A LIFETIME for someone with vision. There is an old home and farm buildings on the land which is currently rented so you could use this as an INCOME PROPERTY while the investment value GROWS!!! This land will be developed into residential as the City of Calgary grows (as outlined in the S-FUD Designation). Located directly south of highway 22x and minutes off of East Stony Trail right beside the communities of Mahogany and Hotchkiss. This one is a NO-BRAINER!! With the city of Calgary growing at a rapid pace and developers looking for new opportunities, this PRIME piece of land is the perfect OPPORTUNITY for anyone looking to take advantage of long-term investment!! An EXCELLENT opportunity knocks and they do not come up OFTEN like this!!Â



## Essential Information

MLS® #	A2188369
Price	\$9,200,000
Bathrooms	0.00
Acres	98.58
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	11888 178 Avenue Se
Subdivision	Out of Area Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0A8

### Additional Information

Date Listed	January 17th, 2025
Days on Market	105
Zoning	S-FUD

### Listing Details

Listing Office	Greater Property Group
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