

8990 34 Avenue SE
Calgary, Alberta**MLS # A2267266****\$850,000****Division:** Belvedere**Lot Size:** 2.00 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** DC**Water:** Well**Sewer:** -**Utilities:** -

DEVELOPMENT OPPORTUNITY! Incredible chance to own 2 acres of prime land within the City of Calgary. Ideally located just off 84th St, minutes from East Hills Shopping Centre and the rapidly expanding community of Belvedere. This property offers outstanding exposure and accessibility with easy connections to Stoney Trail, Peigan Trail, and 17th Ave. Currently zoned DC & Future Urban Development, the site offers excellent long-term investment potential as the area continues to experience significant residential and commercial growth. A water well has already been drilled, with other services available at the property line. This one-of-a-kind opportunity is perfect for developers or investors looking to secure a strategic foothold in one of Calgary's fastest-growing corridors.