

Calgary



114 AV SE

114 AV SE

no access along this roadway----->

7535 114 AV SE

**FOR SALE**

**7535 114 AV SE Calgary AB**

**Great future development opportunity in the East Shepard Industrial district.**

**LAND TYPE**  
Vacant

**LEGAL DESCRIPTION**  
2511219;2;1

**COMMUNITY**  
East Shepard  
Industrial

**SITE AREA**  
5.09 acres

**LAND USE**  
S-FUD (Special Purpose - Future  
Urban Development)

## Property Highlights

- Ideal holding property, with a range of temporary uses allowed.
- The S-FUD land use provides for a limited range of temporary uses that can easily be removed when land is re-designated.
- Please refer to the City of Calgary Land Use Bylaw 1P2007 - S-FUD District ([calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)).
- Water and sanitary lines are unavailable to the property, but a storm sewer connection is available from 114 Avenue SE.
- This parcel is located within the prohibited use landfill setback of the Shepard Waste Management Facility. Future prohibited uses are school, hospital and residential.

## Financial info

**LIST PRICE**

**\$2,290,250** +GST

(Agents Protected)

**APPLICATION PROCESS STARTS**

September 22, 2025

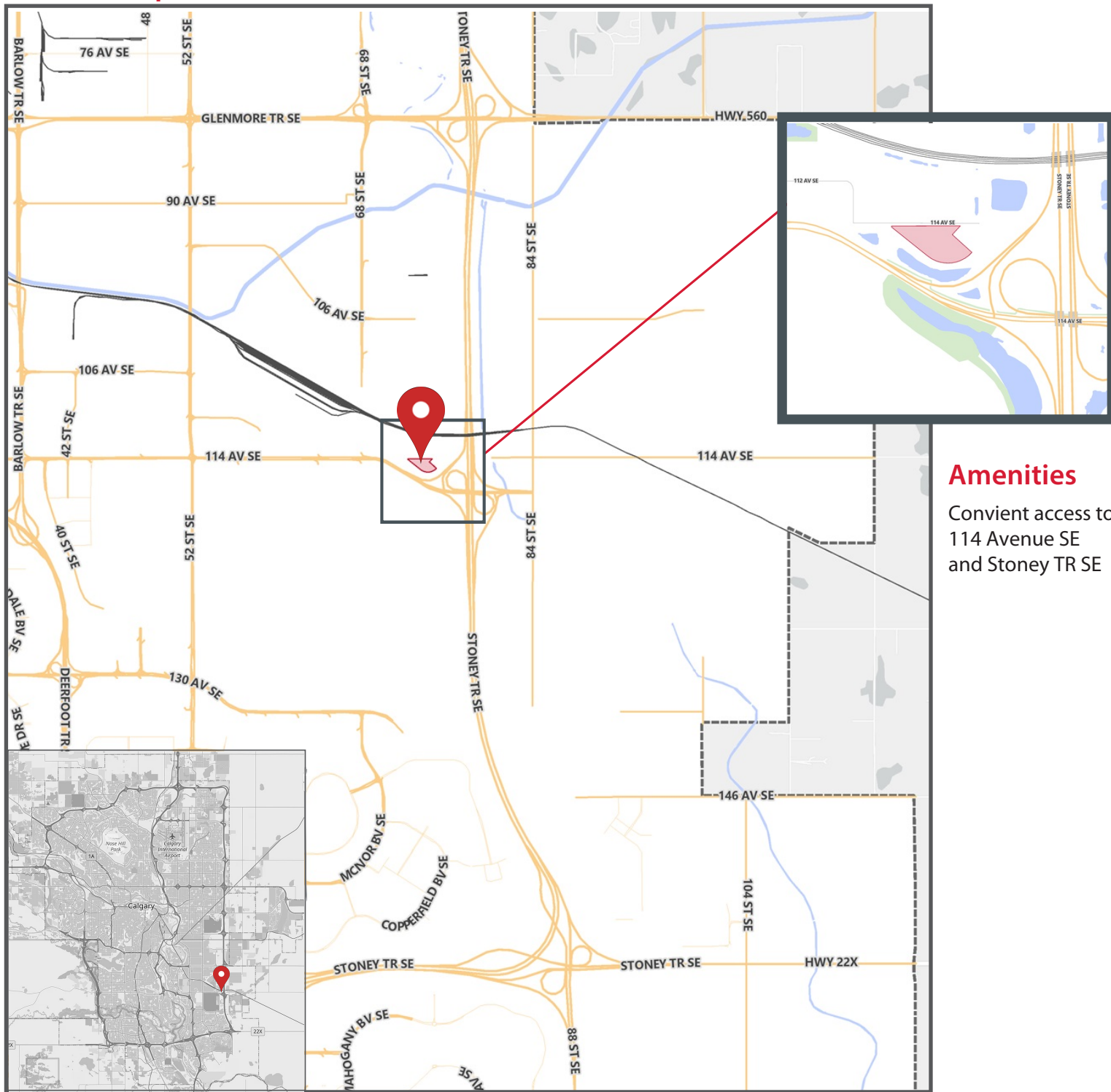
**APPLICATION PROCESS ENDS**

October 21, 2025 at  
11:59 p.m. MST

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.

18-01200746

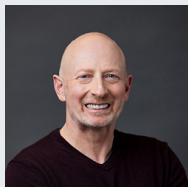
## Context map with inset



### Amenities

Convenient access to  
114 Avenue SE  
and Stoney TR SE

## Contact us



**Jay Peressini**

Sales Agent,  
Real Estate Sales

**EMAIL**

[jay.peressini@calgary.ca](mailto:jay.peressini@calgary.ca)

**OFFICE** 403-554-0780

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](http://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.