

\$3,400,000 - 2525 49 Avenue Se, Calgary

MLS® #A2252285

\$3,400,000

0 Bedroom, 0.00 Bathroom,
Land on 3.01 Acres

Valleyfield, Calgary, Alberta

We are in the heart of Calgary's busiest industrial park, our parcel is corner property that can be used for retail, light industrial or commercial uses. While we have mixed use around the lands, retail to the north and major industrial service all around this is prime lands. Levies have been paid. All services are at the property line. We have 86,000 + cars driving past this site daily giving exposure to your business a major boost. These three ± 1 -acre lots are surrounded by a strong and growing residential and employment base. Currently undergoing subdivision which will allow a 1 acre purchase. Within a 5 km radius, the area boasts over 79,000 residents and 33,000 households, with an average household income nearing \$96,000. A healthy mix of younger and established demographics including 42% of residents holding a university or college credential make the surrounding market both diverse and workforce-ready.

These properties are exceptionally well-suited for commercial development, supported by over 6,600 businesses and 104,000 daytime employees within the 5 km catchment. Accessibility is further enhanced by major routes surrounding the subject property including Barlow Trail, Peigan Trail, and Deerfoot Trail and high daily exposure coming from Barlow Trail SE (46,247 vehicles/day), 50 Avenue SE (35,185 vehicles/day), and 25 Street SE (8,029



vehicles/day).

Essential Information

MLS® #	A2252285
Price	\$3,400,000
Bathrooms	0.00
Acres	3.01
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	2525 49 Avenue Se
Subdivision	Valleyfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0M6

Additional Information

Date Listed	September 5th, 2025
Days on Market	56
Zoning	I-G

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.