

# \$1,700,000 - 4440 76 Avenue Ne, Calgary

MLS® #A2199685

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.18 Acres

Saddleridge Industrial, Calgary, Alberta

Prime Investment Opportunity â€“  
High-Potential Industrial Land  
Zoned SFUD (Special Future Urban  
Development) â€“ Easy Conversion to IG  
(Industrial Commercial)!  
Unlock the potential of this strategically located  
land, ideal for auto-related businesses, truck  
parking, or future industrial ventures.  
? Current Uses: Open car junkyard, auto parts  
sales, truck parking  
? Future Potential: High-value  
industrial/commercial development  
? Investorâ€™s Dream: Strong potential for  
rezoning and appreciation  
? Flexible Terms:  
Donâ€™t miss this rare opportunity! Call today  
to explore this investment before  
Prime Industrial Land â€“ High Investment  
Potential!  
Zoned SFUD (Special Future Urban  
Development) â€“ Easy Conversion to IG  
(Industrial Commercial)!  
Seize this rare opportunity to invest in a  
high-potential property with endless  
possibilities for industrial and commercial use!  
Located in a rapidly developing area, this land  
is a goldmine for investors, developers, and  
business owners looking for long-term growth.  
? Key Land Value Points:  
? Zoning Advantage: Current SFUD zoning  
allows for easy conversion to Industrial  
General (IG) â€“ unlock greater development  
potential!  
? Versatile Use: Ideal for a car junkyard, auto



parts sales, truck parking, heavy equipment storage, or industrial business expansion.

? Strategic Location: Close to major transportation routes, highways, and industrial hubs, ensuring excellent accessibility.

? Future Growth: The area is primed for high-value industrial/commercial development, making it a strong appreciation asset.

? Investor-Friendly Terms:

Perfect for entrepreneurs, industrial operators, and investors looking for their next big move!

This version emphasizes investment potential, strategic location, and flexibility, making it more attractive to serious buyers. The Land is 2.18 acres (9480 sq feet). Easy to re-zoned to Industrial General.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2199685        |
| Price     | \$1,700,000     |
| Bathrooms | 0.00            |
| Acres     | 2.18            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4440 76 Avenue Ne      |
| Subdivision | Saddleridge Industrial |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J4I5                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 151             |
| Zoning         | SFUD            |

## Listing Details

Listing Office

First Place Realty

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