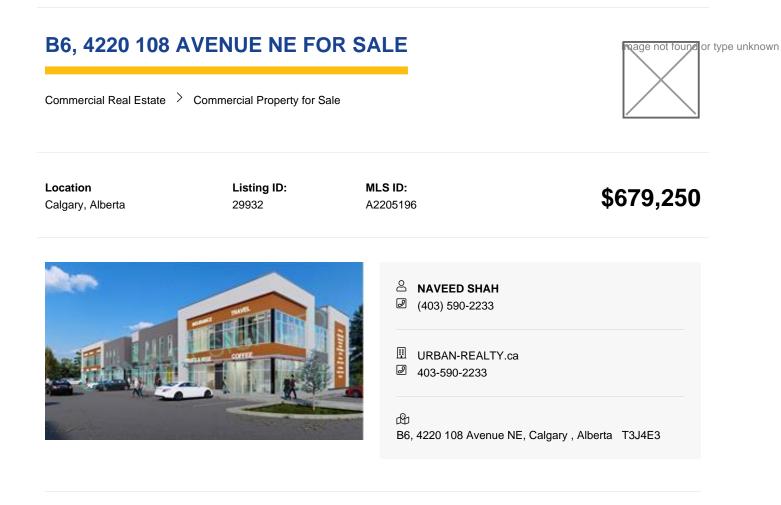


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Days On Market Zoning Transaction Type For Sale 38 I-G Subdivision Year Built Structure Type Stoney 3 2025 Retail **Property Type Property Sub Type** Legal Plan Commercial Retail 1811550 Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.) 13293.43 1234.99 99997 Restrictions Airspace Restriction, Architectural Inclusions Lot Size (Acres) Guidelines, Easement Registered On 2.30 NA Title, Restrictive Covenant-Building Design/Size

Reports Building Plans, Floor Plans

Seize this rare opportunity in Jacksonport, one of Calgary's fastest-growing commercial hubs. With three brand-new buildings under construction, high-visibility corner exposure, and versatile IC zoning, this development offers an excellent investment opportunity, with over 40 percent already sold. Limited availability remains in Building A, a premium two-storey retail space, and Building B, a single-storey retail space. Strategically located near Country Hills Boulevard and Metis Trail, with seamless access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport, this development is positioned to become the next cultural and commercial hotspot in Calgary's northeast. Main floor units are available at \$550 per square foot, while second-floor units are priced at \$450 per square foot. Completion is scheduled for Q4 2026.

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