



COURT-ORDERED SALE

# SKYVIEW RANCH DEVELOPMENT LAND

6086 Country Hills Boulevard NE  
Calgary, Alberta



± 7.96 acres  
Total Site Area

A high-profile corner development site  
zoned for commercial and multi-residential,  
offering substantial scale in one of Calgary's  
fastest-growing corridors

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# Property Overview

## Municipal Address

6086 Country Hills Boulevard NE, Calgary, AB

## Total Site Area

Commercial ± 3.60 acres

Multi-Residential ± 4.36 acres

**Total ± 7.96 acres**

## Land Use

Commercial - Community 2 (C-C2f3.0h26)

Multi-Res - High Density Medium Rise (M-H2)

## Developability - Multi-Residential

FAR: 5.0

Buildable Square Feet: ± 950,000 sf

Minimum Units per Acre: 60 UPA



# Investment Highlights



## Prime Arterial Frontage

Over 600 feet of direct exposure along Country Hills Boulevard NE, benefiting from traffic volumes exceeding 27,000 vehicles per day, providing exceptional visibility



## Expanding Trade Area

Servicing a population of approximately 72,000 residents within a 3-kilometre radius, projected to grow by 24% by 2030, reinforcing sustained retail and service demand



## High-Growth Location

Strategically positioned within the rapidly expanding community of Skyview Ranch and in close proximity to Cityscape and Cornerstone, supporting sustained population growth and long-term customer base expansion

# Location Profile

Located in Skyview Ranch along Country Hills Boulevard NE, ~1 km from Stoney Trail, the Property sits within an established suburban commercial corridor supported by continued residential growth and expanding amenities, positioning it to capture both neighbourhood demand and regional traffic.

Skyview Ranch is a beautiful, master-planned community that seamlessly balances nature and urban living. It features ample green space with connected parks and pathways, creating a wide range of recreational opportunities. Three new schools have been approved for construction nearby, making Skyview Ranch an ideal setting for families of all sizes. The community also offers a variety of recreation and daily amenities within walking distance, including parks and playgrounds, sports facilities, grocery stores, schools, and more.

## 2026 Area Demographics (3 KM Radius)



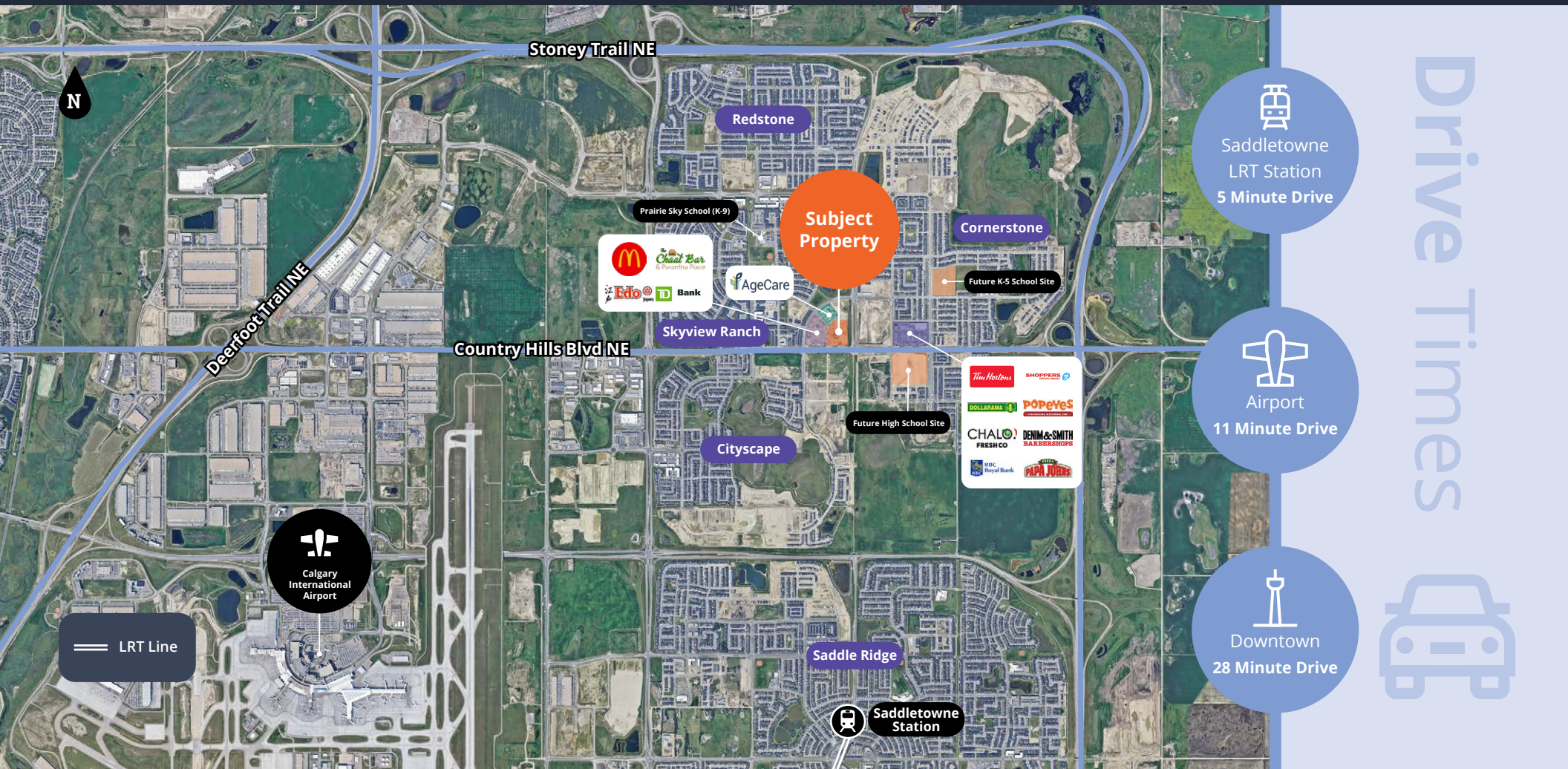
**88,850**  
Population



**\$107,496**  
Average  
Income



**\$91,789**  
Expenditures  
Per Household



Drive Times



Saddletowne  
LRT Station  
5 Minute Drive



Airport  
11 Minute Drive



Downtown  
28 Minute Drive

# Offering Process

The Property is being offered for sale with a list price of \$13,100,000. All prospective purchasers are invited to submit Offers to Purchase through Avison Young for consideration. The Property will be sold on an “As-is-Where-is” basis.

After signing a Confidentiality Agreement (CA), qualified parties will be provided with access to the data room.

Note that the sale of the Property will be subject to approval by the Court of King’s Bench of Alberta.

## For more information contact

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