

ROSSCARROCK

Development Site for Sale



PRIME MIXED-USE DEVELOPMENT OPPORTUNITY

1639 38 ST SW and 1635 38 ST SW, Calgary, AB T3E 0C3

BEST-IN-CLASS MULTI-FAMILY/COMMERCIAL DEVELOPMENT SITE IN ROSSCARROCK

An exceptional opportunity to secure a strategically located MU-1 development parcel along bustling 17th Avenue SW — steps from major retail anchors, transit, and established community amenities

THE OPPORTUNITY

Positioned in one of Southwest Calgary's most connected corridors, this site offers direct access to 17th Avenue SW and is anchored by Westbrook Mall, Walmart, Safeway, restaurants, and essential daily amenities. The property benefits from excellent transit connectivity, including walking-distance access to the Westbrook LRT Station, major roadways, and high surrounding population density.

This MU-1 development site sits within the Westbrook Communities Local Area Plan, a Council-approved roadmap guiding how growth, redevelopment, and investment will shape the region over the next 30 years. The Plan emphasizes mixed-use intensification, transit-supported redevelopment, and bringing more housing and amenities to strategic corridors — including 17 Avenue SW, where this subject site is centrally located.

As part of the "Main Streets" and transit-connected growth areas, the site directly aligns with City goals to:

- Encourage redevelopment near key corridors, such as 17 Ave SW and Westbrook Station
- Expand local commercial offerings and support small businesses
- Increase housing diversity and supply
- Improve walkability, cycling, and year-round mobility options

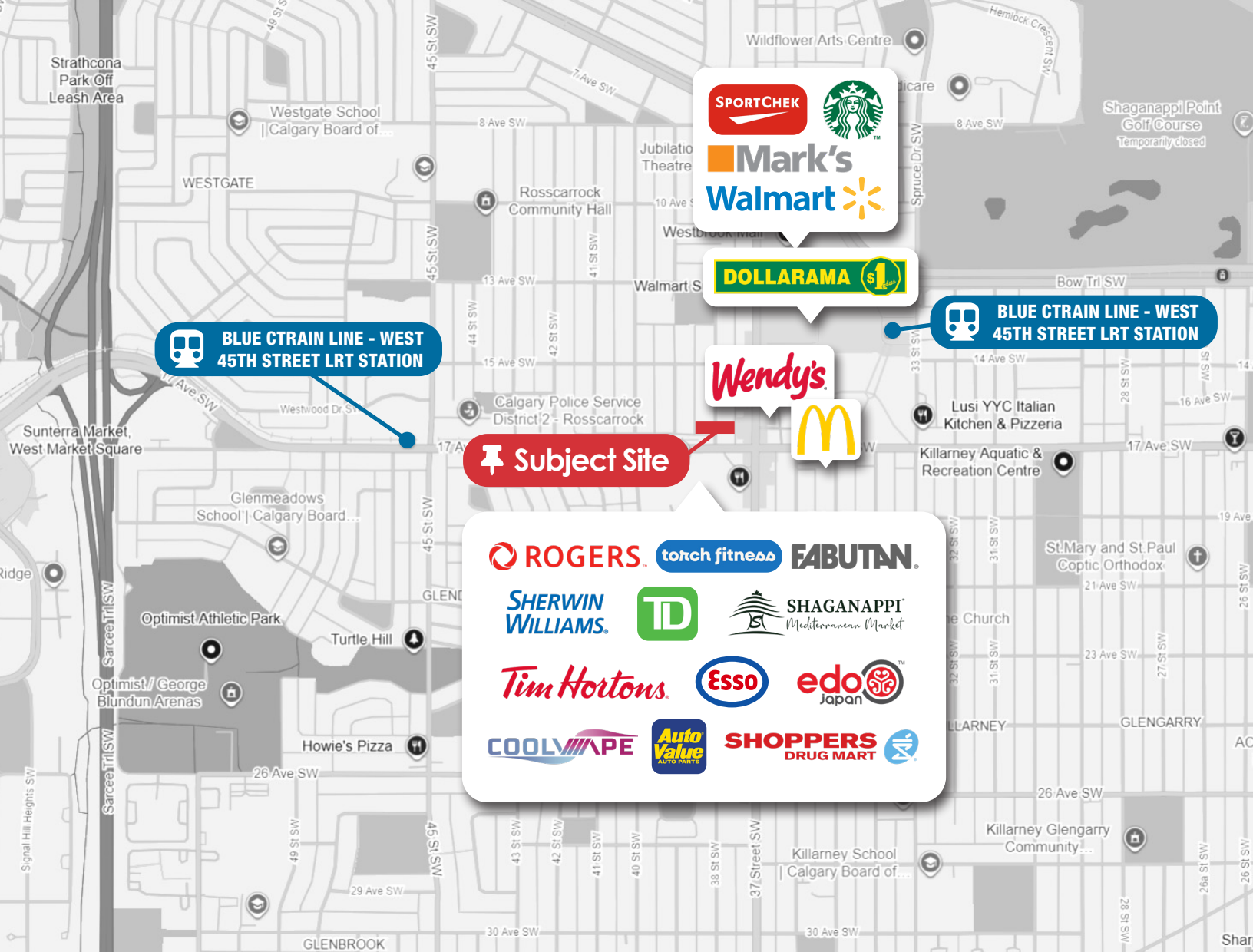


KEY DETAILS

CIVIC ADDRESSES	1639 38 ST SW and 1635 38 Street SW
LEGAL DESCRIPTION	Plan: 1712173; Block: 31; Lot: 46 Plan: 8070AJ; Block: 31; Lots: 20-21
COMMUNITY	Rosscarrock
SITE AREA	±0.55 Acres (±23,958 SF)
LAND USE CLASS	MU-1f3.0h26 Mixed Use - General
MAXIMUM HEIGHT	7 storeys
SALE PRICE	\$4,000,000



SITE/MAIN FLOOR PLAN
SCALE: 1 : 250
FLOOR AREA: 644.65m²



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Please Contact:

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