

\$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

Positioned in a strategic Southeast Calgary location, these three ± 1 -acre lots are surrounded by a strong and growing residential and employment base. 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	2
Zoning	I-G

Listing Details

Listing Office	MaxWell Canyon Creek
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