

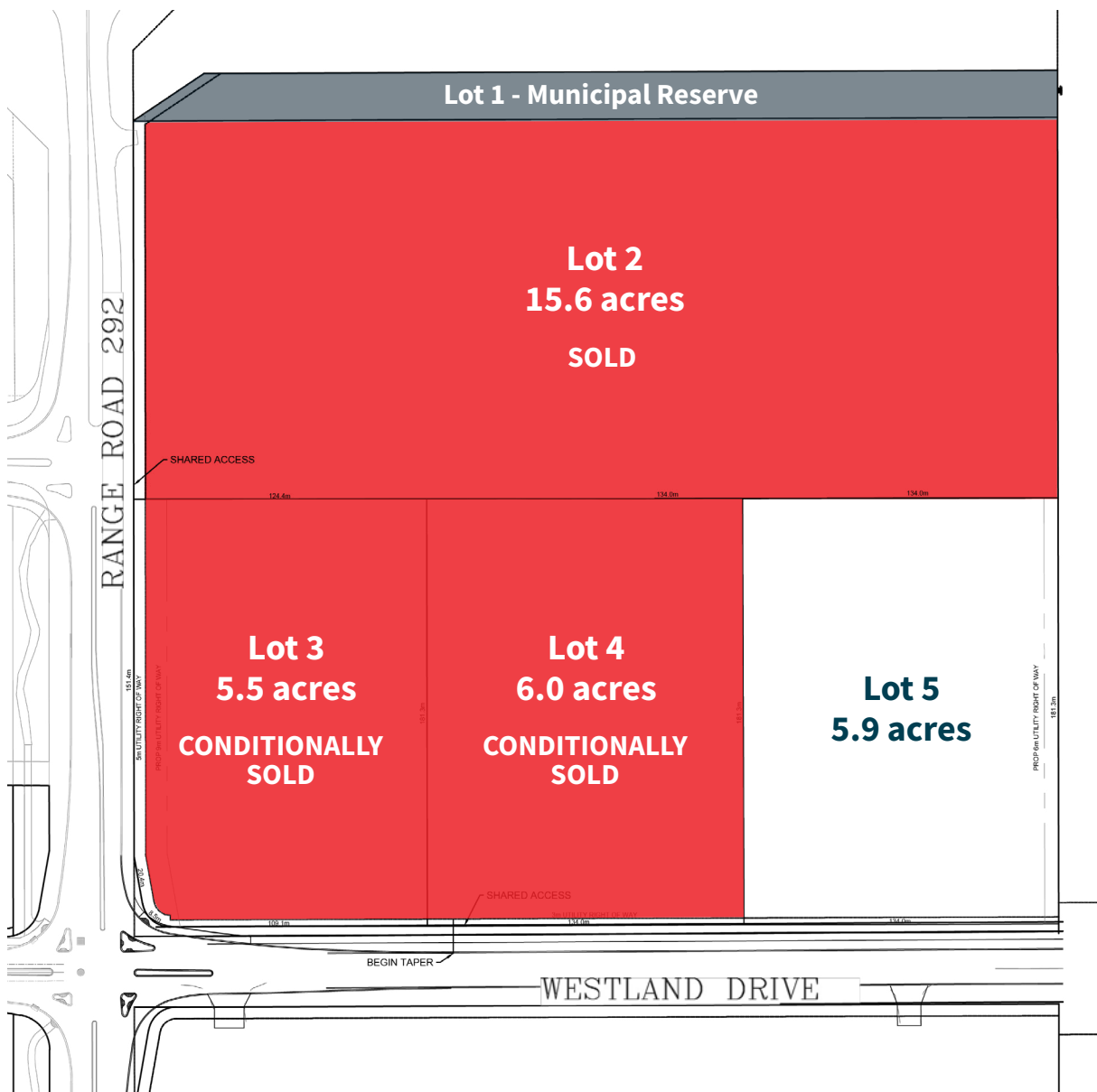
Land for sale

Balzac, Alberta
Up to 17.4 acres available

**FULLY SERVICED
AVAILABLE JUNE 2025**

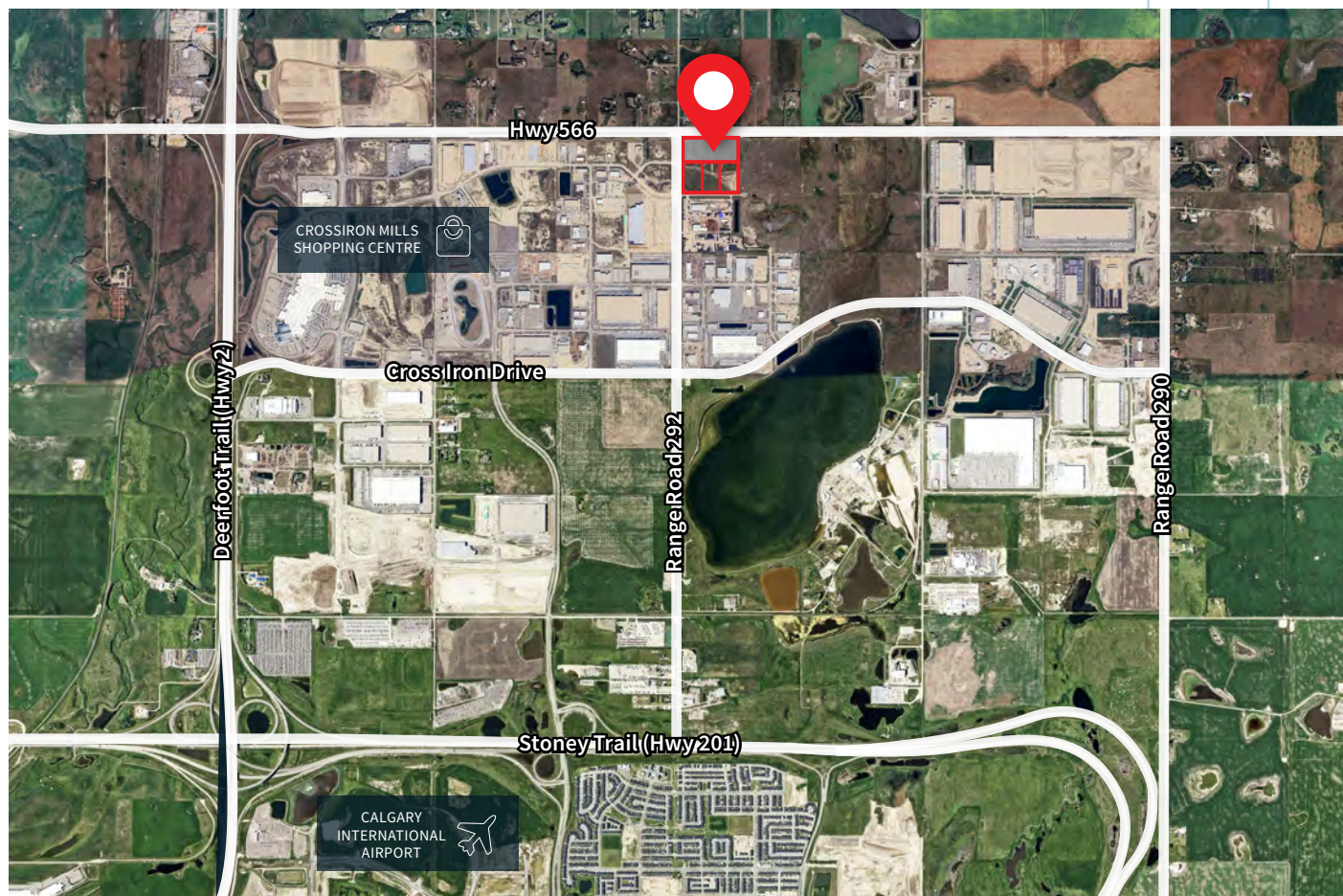


Site Plan



Legal	TBV
Zoning	DC - 99 (Cell C)
Anticipated Subdivision	Spring 2025
Services	Fully Serviced
Water	0.5 m ² / acre / day
Site Condition	Rough Grade
Asking Price	\$750,000 per acre

Lot	Size (acres)	Status
1	–	Municipal Reserve
2	15.6	Sold
3	5.5	Conditionally Sold
4	6.0	Conditionally Sold
5	5.9	Available



Property Highlights

- Rare Balzac opportunity from 5.5 acres to 17.4 acres
- Sites can be sold individually or in multiple sites
- No building commitment or developer guidelines
- Fully serviced lots
- Highway 566 fully upgraded and expanded
- Immediate access to major northeast roadways and Calgary International Airport

Drive Times (Approximate)

- Stoney Trail (Ring Road) 9 min
- Deerfoot Trail (Highway 2) 5 min
- Calgary International Airport 15 min
- Downtown Calgary 22 min

Contact us for more information

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