

\$4,750,000 - Tbd Highway 2a, Carstairs

MLS® #A2243719

\$4,750,000

0 Bedroom, 0.00 Bathroom,
Land on 11.27 Acres

NONE, Carstairs, Alberta

Prime 11.27 acre development site at the intersection of Highway 581 and Highway 2A in Carstairs. Offered on two titles and zoned C-2, this property is suited for a wide range of commercial opportunities including retail, office, medical, and professional services, with discretionary uses allowing for gas stations, hotels, car washes, and entertainment facilities. The location benefits from excellent visibility with more than 8,900 vehicles passing daily, positioned beside the school and across from established commercial areas.

Carstairs is one of Alberta's fastest-growing communities, with over 30% population growth since 2016 and continued expansion fueled by new residential developments and in-migration from Calgary, just 30 minutes to the south. The town's strong family demographic, increasing demand for local services, and proximity to major highways make this property an ideal choice for developers and investors seeking long-term opportunity in a thriving market. With bare land ready for development and zoning that supports a diverse range of commercial uses, this site offers unmatched potential in the heart of a growing corridor.



Essential Information

MLS® #	A2243719
Price	\$4,750,000

Bathrooms	0.00
Acres	11.27
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Tbd Highway 2a
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

Additional Information

Date Listed	August 28th, 2025
Days on Market	64
Zoning	C-2

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.