

EAST CORRIDOR

INSIDER

PEOPLE.

PLACES.

PROJECTS.

INVESTMENTS.

*Understanding the people, places, projects and investments
shaping Calgary's East Corridor.*



Three Projects That Could Reshape Calgary's East Corridor

Why three independent developments may be telling one much larger story.

Viewed separately, a master-planned community, a logistics hub and a unique Business Live-Work property might not seem connected. Yet together they point to a much broader shift—one that could redefine how Calgary grows to the east over the next decade.

This isn't simply another suburban expansion. It's the emergence of a new economic corridor where transportation, housing, employment and investment are beginning to converge.

For homeowners, investors and businesses, understanding these early signals may prove more valuable than reacting after the transformation is already underway.

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THE WEEKLY BRIEFING

PUBLISHER'S PERSPECTIVE

Every week we follow the people, places, projects and investments shaping Calgary's East Corridor because opportunity rarely announces itself.

— Lori Olijnyk
Founder & Publisher

MAP OF THE WEEK

Three Projects. One Emerging Growth Corridor.



PROJECT WATCH

■ Genesis — The OMNI

Genesis Land's proposed OMNI development is one of the clearest signals that Calgary's eastern edge is attracting long-term private investment. Positioned east of Stoney Trail near 100th Street, the project is envisioned as a major mixed-use commercial and residential node.

Why it matters

Projects like The OMNI do more than add homes or retail. They create gravity. As population, services and employment cluster east of Calgary, nearby land, commercial sites and flexible-use properties become increasingly important to watch.

DEVELOPMENT WATCH

Connecting the Dots

The East Corridor story is not about one project. It is about the relationship between residential growth, business-live work opportunity, logistics infrastructure and future commercial development east of Stoney Trail.

1) Sunshine Road Business Live-Work - Strategic Business Live-Work opportunity positioned near emerging growth.

2) CN Logistics Park - Existing logistics infrastructure supporting the East Corridor's industrial and transportation story.

3) The Omni / Genesis Land - Major planned development and future commercial activity.

INFRASTRUCTURE WATCH

■ Highway Improvements

Transportation is one of the strongest indicators of where growth is likely to follow. In the East Corridor, Stoney Trail, Highway 1, Airport Trail, 100th Street and Conrich Road all help shape how people, goods and businesses move through the region. As residential communities, logistics operations and commercial projects expand east of Calgary, infrastructure becomes more than convenience — it becomes the framework for future value.

Why it matters

Roads, access and servicing often determine which properties become more useful, more visible and more valuable over time.

INVESTMENT WATCH

■ Industrial Land

Investment in the East Corridor is no longer limited to residential growth. Industrial users, developers, commercial operators and landowners are all watching the same fundamentals: access, servicing, population growth and proximity to Calgary. As major projects take shape east of Stoney Trail, the question becomes less about one property and more about which locations are best positioned as the area matures.

Why it matters

Early-stage growth corridors often reward people who understand the pattern before the broader market fully recognizes it.

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PROPERTY IN CONTEXT

Real estate is more than a building. Context creates value.



SUNSHINE ROAD BUSINESS LIVE-WORK

Rocky View County | Calgary East Corridor

Some properties are valuable because of the building.

Others become valuable because of everything happening around them.

This Business Live-Work opportunity sits within one of the most interesting growth stories currently unfolding east of Calgary.

As industrial investment, residential growth and transportation planning continue to converge, flexible properties like this become increasingly uncommon.

WHY THIS PROPERTY MATTERS

- ✓ Business Live-Work opportunity
- ✓ Flexible zoning
- ✓ Strategic location
- ✓ Highway access
- ✓ Growth corridor
- ✓ Rare opportunity

LOCATION



Calgary | Chestermere | Langdon | Sunshine Road

GALLERY



SCAN TO VIEW



Full Photo Gallery
Interactive Map
Property Details

"Understanding the market often matters more than timing the market."

— Lori Olijnyk

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STAY AHEAD

Join the readers following Calgary's fastest-changing region.

ABOUT LORI



Lori Olijnyk is Founder & Publisher of East Corridor Insider and a commercial and residential REALTOR® serving Calgary and the surrounding region. She is the 2025 CREB® REALTOR® of the Year, a CREB® Honorary Life Member, and a former Director of the Calgary Real Estate Board.

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