



Downtown Calgary | Full-block high-density site

320 5 Avenue SE | Calgary, Alberta

THE OFFERING

Make your mark on Calgary's downtown skyline! An exceptional opportunity to develop a full-block site steps from the vibrant East Village neighbourhood. The property has been rezoned allowing for a high-density mixed-use project up to 20 FAR with density bonusing. The scale of the site and access from four street frontages creates a blank canvas for a developer to design a landmark multi-phase / multi-tower project with efficient configuration and a multitude of massing options.

Flexible CR20-C20/R20 zoning allows for rental, condo, hotel and a wide variety of commercial uses. Preliminary architectural studies support a mixed-use project with four high-rise towers, however, any and all options are on the table.

PROPERTY DETAILS

Property Type

High-density mixed-use development site

Land Area

2.83 Acres / 123,275 SF

Zoning

CR20-C20/R20

FAR

Up to 20 FAR w/ density bonusing

Demolition Complete

January 2024

Price

Contact broker

Property
Video





DEMOLITION COMPLETION



CONCEPT PLANS



CALGARY TOWER
11 Min Walk

EAST VILLAGE
5 Min Walk

CENTRAL LIBRARY
7 Min Walk

STUDIO BELL
National Music Centre
8 Min Walk

EAU CLAIRE PARK
17 Min Walk

OLYMPIC PLAZA
5 Min Walk

ARTS COMMONS
5 Min Walk

| | |
|------------------------------------|--------------------|
| Land Area (Acres) | 2.83 |
| Land Area (SF) | 123,275 |
| Total GFA | 1.2 to 1.5 Million |
| FAR Above Grade | 1.2 to 1.5 Million |
| Levels Below Grade | 3 to 4 |
| Podium Levels | 1 to 2 |
| Residential Floors | 53 (Maximum) |
| Residential Unit Count | 1,200 to 1,800 |
| Residential Gross Floor Plate (SF) | Flexible |
| Average Unit Size (SF) | 680 |
| Parking Ratio | 0.62 |

DEVELOPMENT
Rental Proforma & Budget
Support Consultants

- » Construction Management
- » Property Manager
- » Financing Options
- » Tax Assessment
- » Market Feasibility

Call Broker for Details

FOR SALE

123,275 SF / 2.83 Acres ±

Development Site

Goodman: **NAI**Advent

WALKABILITY | Within 5-10 min



Food, Drinks & Market

1. Charbar - seafood, wood-fired steaks & craft cocktails
2. Anatolia Turkish Restaurant
3. Centini - Italian Restaurant
4. Thomsons Kitchen & Bar
5. Silver Dragon Restaurant
6. King Eddy - Music-centric tavern



Lifestyle, Recreation & Entertainment

1. Celebration Square
2. 5th Street Square
3. The Bounce Outdoor Basketball Court
4. CrushCamp
5. Bow Cycle E-Bikes
6. Scotiabank Saddledome & BMO Centre (23 min)
7. Calgary Stampede - (30 min)



Parks

1. Prince's Island Park (17 min)
2. St. Patrick's Island Park (10 min)



Hotels

1. Alt Hotel Calgary East Village
2. Hilton Garden Inn Calgary Downtown
3. Hyatt Regency Calgary

GROUND LEVEL CONCEPT PLAN

- Townhouse
- Live-Work
- Amenity
- Neighbourhood Retail

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