



NAIAdvent

MULTI-FAMILY LISTINGS

December 2022



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Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
 <p>707 3 Ave NW</p>	Sunnyside	M-CG	5,990 SF	\$1,700,000	6-PLEX APARTMENT BUILDING Sunnyside is an A-Class community for renters. Adjacent to downtown and the Bow River, in close proximity to Kensington. This 6-plex has large 2-bedroom and 3-bedroom units. Two of the units are two-storey 3-bedroom units. Parking stalls at the back for each tenant. Sunnyside LRT station within walking distance. Amazing value-add potential with these large units!	Joy Daklala	
 <p>934 5A Street NW</p>	Sunnyside	M-CG	6,005 SF	\$1,350,000	4-PLEX APARTMENT BUILDING Sunnyside is an A-Class community for renters. Adjacent to downtown and the Bow River, in close proximity to Kensington. All units in this 4-plex are large 3-bedroom units. Each unit has their own laundry and boiler/furnace room. Parking stalls at the back for each tenant. Sunnyside LRT station within walking distance. Amazing value-add potential with these large units!	Joy Daklala	
 <p>616 13 Ave SW</p>	Beltline	RM-5	13,040 SF	\$4,250,000	24 UNIT APARTMENT BUILDING Centrally located in the heart of Calgary, in the community of Beltline. Residents have easy access to transit with bus stops right out their doorstep. In close proximity to Safeway, the downtown core, 17th Avenue and Mission retail & entertainment district. Just minutes from Calgary's best restaurants, shops and other retail amenities.	Harvey Russell Joy Daklala	
 <p>1728 26 Ave SW</p>	Bankview	MC-2	13,063 SF	\$4,950,000	26 UNIT APARTMENT BUILDING Turn-key investment opportunity located in the inner-city community of Bankview. All units are beautifully renovated, completed in 2022. Quality finishes and modern interiors; brand new appliances, counter tops, cabinets and bathrooms. New metal roof and recently painted exterior. New boiler system installed in 2022. New zone valves throughout the entire building. In close proximity to Safeway, downtown, Marda Loop and Mount Royal University, tennis, parks and pools. Plenty of nearby bus stops that take you directly into downtown.	Joy Daklala	







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412 24 Ave NE							
	Winston Height/ Mountview	C-COR 1 f2.5, h16	16,272 SF	\$2,000,000	MULTI-FAMILY DEVELOPMENT SITE Located in the community of Winston Heights/Mountview in North East Calgary. Nearby amenities include grocery store, restaurants and other retailers and services. Great access to Confederation park and number of neighborhood parks and playgrounds.	Harvey Russell	
Bayview Gate SW							
	Airdrie, AB				SOLD	Harvey Russell	
2140 2 Avenue NE							
	High River	TND	5.04 Acres	\$2,142,000	SUNRISE MEADOWS MULTI-FAMILY SITE Located 44 km south of Calgary City limits, High River is a vibrant, people-first community, considered to be the back door to the Kananaskis County. It offers everyday small-town charm, beautiful scenery and authentic, western hospitality. The Town of High River offers municipal services that provide residents with a high quality of life, safety and security, modern amenities and infrastructure, a healthy urban environment and responsible future growth. A business-friendly community offering many opportunities and small-town advantages.	Harvey Russell	
1016 Short RD NW & 1830 Sarcee TR NW							
	1016 Short Road NW and 1830 Sarcee Trail NW	S-FUD Special Purpose - Future Urban Development under Land Use Bylaw IP2007	39.74 Gross Acres / 22.00 Net Acres	\$11,500,000	Residential Development Land - BOW RIVER ESTATES - Trendy "Urban Village" Development Opportunity The site is strategically located off of Sarcee Trail W overlooking 16th Avenue NW/ Trans Canada HWY as part of a rapidly developing area. The site offers quick & easy access to major transportation routes, shopping and recreation. It is envisioned to be a trendy "Urban Village" with a variety of single-family and multi-family uses. The community would have an abundance of green space. Surrounded by parks, walkways and bike paths along the Bow River.	Harvey Russell	Please Contact Agent

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525 HWY 22 	Cochrane	UR-R	40.00 +/-	\$8,000,000	SPECTACULAR MOUNTAIN VIEWS! Future Development Land located in Cochrane Town Limits. Excellent Location adjacent to Sunset Ridge – Phase 3. New Highway 22 Access from this Property is approved. Significant Rental Income, until Development commences	Harvey Russell Jamie Coulter	
Springbank, AB 	Rocky View County	A-GEN	88.44 Acres	\$7,392,00	Springbank is a rural community within the Municipal District of Rockyview located just west of Calgary's city limits and offering country living on the edge of Alberta's majestic Foothills. Located east of Highway 22, south of the Bow River. Both the Trans-Canada Highway and Lower Springbank Road (north of Highway 8) connect Springbank to Calgary. Once a rural community, Springbank has evolved into a thriving community offering exclusive acreage properties with quick and easy access to "city amenities".	Harvey Russell	
Alpine Trails Land Ferne, BC 	Ferne, BC	R1B R-R R3	228±	\$8,350,000 (CAD) \$36,623 /Acre (CAD)	ALPINE TRAILS MOUNTAIN COMMUNITY DEVELOPMENT LANDS FOR SALE! 10 min from Fernie Alpine Ski Resort. Fernie's premier mountain residential property development. Areas 1 to 5 already complete and 100% sold out. Zoned R1B (single detached plus residential), R3 (multi-family residential) and R-R (rural residential). Proposed for 128 single family lots, 5 multi-family lots, and 1 rural residential lot. Total of 201 Units. Great location, near excellent amenities, within city limits. Beautiful view of the mountains with South & SW location giving great exposure to the sun. Located less than 5 minutes to the historical Downtown of Fernie. Property is fronting Hwy 3 - a major national transportation route. Full municipal services available at the property line. Strong architectural design guidelines in place for completed development. Phase I & II environmental site assessments have been completed. A comprehensive C.I.M. is available with an executed C.A	Jamie Coulter Tom Gorman	

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