



**NAI** Advent

# MULTI-FAMILY LISTINGS

January 2023

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## NAI Advent Team

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# Investment Sales Multi-Family & Land

Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
1728 26 Ave SW 	Bankview	MC-2	13,063 SF	\$4,950,000	<p><b>26 UNIT APARTMENT BUILDING</b></p> <p>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</p>	Joy Daklala	
707 3 Ave NW 	Sunnyside	M-CG	5,990 SF	\$1,700,000	<p><b>6-PLEX APARTMENT BUILDING</b></p> <p>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!</p>	Joy Daklala	
934 5A Street NW 	Sunnyside	M-CG	6,005 SF	\$1,350,000	<p><b>4-PLEX APARTMENT BUILDING</b></p> <p>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!</p>	Joy Daklala	
616 13 Ave SW 	Beltline				<p><b>SOLD</b></p>	Harvey Russell Joy Daklala	

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Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
<p>412 24 Ave NE</p> 	Winston Height/ Mountview	C-COR 1 f2.5, h16	16,272 SF	\$2,000,000	<p><b>MULTI-FAMILY DEVELOPMENT SITE</b></p> <p>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.</p>	Harvey Russell	
<p>Silverton</p> <p>New Listing</p> 	Silverton	M-2	1.99 Acres	\$3,000,000	<p><b>MULTI-RESIDENTIAL DEVELOPMENT SITE</b></p> <p>Located as part of Silverton - Calgary's newest vibrant communities set to open in 2023. Designed to beautifully balance the relationship between natural and urban living and surrounded by a variety of established amenities, including shops, playgrounds, schools, parks, and natural areas, Silverton residents can enjoy a walkable, tree-lined community conveniently located near all the essentials. Steps away from the future LRT station, which will connect Silverton's residents to city-wide possibilities</p>	Harvey Russell	
<p>2140 2 Avenue NE</p> 	High River	TND	5.04 Acres	\$2,142,000	<p><b>SUNRISE MEADOWS MULTI-FAMILY SITE</b></p> <p>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.</p>	Harvey Russell	
<p>1016 Short RD NW &amp; 1830 Sarcee TR NW</p> 	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	<p><b>Residential Development Land - BOW RIVER ESTATES - Trendy "Urban Village" Development Opportunity</b></p> <p>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 &amp; 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.</p>	Harvey Russell	<b>Please Contact Agent</b>

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Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
<p>525 HWY 22</p> 	Cochrane	UR-R	40.00 +/- Acres	\$8,000,000	<p><b>SPECTACULAR MOUNTAIN VIEWS!</b></p> <p>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</p>	Harvey Russell Jamie Coulter	
<p>Springbank, AB</p> 	Rocky View County	A-GEN	88.44 Acres	\$7,392,00	<p>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".</p>	Harvey Russell	
<p>Alpine Trails Land Fernie, BC</p> 	Fernie, BC	R1B R-R R3	228± Acres	<p>\$8,350,000 (CAD)</p> <p>\$36,623 /Acre (CAD)</p>	<p><b>ALPINE TRAILS MOUNTAIN COMMUNITY DEVELOPMENT LANDS FOR SALE!</b></p> <p>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 &amp; 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 &amp; II environmental site assessments have been completed. A comprehensive C.I.M. is available with an executed C.A</p>	Jamie Coulter Tom Gorman	

# Our sales team

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