



NAIAdvent

MULTI-FAMILY LISTINGS

November 2022

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NAI Advent Team

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Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
616 13 Ave SW 	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	
934 5A Street NW 	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	
707 3 Ave NW 	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	
1728 26 Ave SW 	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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Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
1608 16 St SW 	Sunalta	RM-5	9,077 SF	\$3,40,000	22 UNIT APARTMENT BUILDING Located in the heart of Calgary, in the community of Sunalta. In close proximity 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	
3603 20 ST SW 	Altadore	M-C1: Multi-Residential	6,628 SF	\$1,600,000	DEVELOPMENT SITE FOR SALE Located in the desirable community of Altadore Calgary just one block from the trendy Marda Loop - shopping and dining district of Southwest Calgary. In close proximity to various retail amenities. 10 Minute drive to downtown Calgary. Walking distance to Safeway, Shoppers Drug Mart and various other restaurant and retail amenities	Harvey Russell	
3523 15A ST SW 	Altadore	M-C1: Multi-Residential	9,600 SF	\$1,000,000	DEVELOPMENT SITE FOR SALE Located in the highly sought after Marda Loop community. Close proximity to retail shops, restaurants and outdoor leisure spaces. Quick commute into the Downtown core. Major roadways nearby include Crowchild Trail and 14th Street, M-C1 is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses	Harvey Russell	
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	

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21 St NE & 2 Ave 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	
Bayview Gate SW 	Airdrie, AB	R-3	3.60 Acres	\$3,240,000	Conveniently located just outside of Calgary. The area is surrounded by a number of neighborhood parks and bike and walkway paths, providing access to outdoor activities year-round. With easy access to 6 km of meandering canals, walking paths and a peaceful slowed down lifestyle, this community is perfect for families of every life stage	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
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	

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