

August 2022

AVAILABLE PROPERTIES CALGARY INVESTMENT SALES, MULTI-FAMILY & LAND

Cochrane, AB – Residential Development Land



Asking Price: \$6,800,000
Site Area: 40± Acres
Listing Director: Harvey Russell
Comments:

- Cochrane town limits
- Amazing mountain views.
- Excellent Location adjacent to Sunset Ridge – Phase 3
- Significant Rental Income, until Development commences.

The Giordano - New Rental Apartment Building



Asking Price: Contact
Number of Units: 73
Listing Director: Harvey Russell
Comments:

- Superb location
- Just steps away from Shaganappi LRT
- Excellent access to transit and various retail and recreational amenities.
- 5-minute drive to Calgary's Downtown Business Core.

Springbank – Development Site for Sale



Asking Price: \$6,995,000
Site Area: 40 acres
Comments:

- Conceptual scheme is approved for fifty six luxury estate villas
- Municipal gas, power and telephone services available
- Located two miles west of the City of Calgary adjacent to Commercial Court on the Trans Canada Highway

Winston Heights - Multi-Family Development Site



Asking Price: \$2,000,000
Site Area: 16,272 Sq. Ft.
Listing Director: Harvey Russell
Comments:

- Located in the community of Winston Heights/Mountview in North East Calgary.
- Nearby amenities include grocery store, restaurants and other retailers and services.

1513 – 1517 27 AVE SW – 5 Storey Rental



Asking Price: \$2,500,000
Site Area: 12,479 Sq. Ft.
Listing Director: Harvey Russell
Comments:

- Located in the desirable community of South Calgary within walking distance of the trendy Marda Loop
- The owners will accept offers with longer due diligence periods to allow for land use change condition.

Lethbridge – Future Development Land



Asking Price: Contact
Site Area: 160 Acres
Listing Director: Harvey Russell
Comments:

- Future Development Land
- Within City limits
- Amazing Views.
- Potential for significant retail development.

High River – Multi-Family Site for Sale



Asking Price: \$2,142,000
Site Area: 5.04 Acres
Listing Director: Harvey Russell
Comments:

- Medium Density site part of Sunrise Meadows community.
- Located in High River a vibrant, people-first community

Artists View, Springbank – Development Opportunity



Asking Price: \$7,392,000
Site Area: 88.44 Acres
Listing Director: Harvey Russell
Comments:

- Located as part of a unique acreage community of Artists View Park, offering it's residents quiet living, stunning mountain views combined with excellent access to city conveniences.

CONTACT US
www.naiadvent.com

HARVEY RUSSELL
Senior VP/Principal
403-620-0667
hrussell@naiadvent.com



August 2022 CALGARY

AVAILABLE, C/S & SOLD PROPERTIES

Elbow Drive/ 58 Avenue SW – Approved for 255 units



Sale Price: \$11,500,000
Site Area: 1.93 Acres (84,070 Sq.Ft.)
Listing Director: Harvey Russell
Comments:

- Re-zoned for a multi-residential zoning with a maximum floor area ratio ("FAR") of 2.75 and there is no unit maximum.
- Located 400 meters to the Chinook Centre shopping mall.

1906 Centre Street NE – Development Site



Sale Price: \$2,000,000
Site Area: 18,687 SF
Listing Director: Harvey Russell
Comments:

- Corner of Centre Street & 18 Ave NE
- Superb location, just 3 blocks from the future Green Line LRT station.
- Part of a trendy and desirable area, close to Downtown.

1110, 1114 & 1120 GLADSTONE RD NW



Sale Price: N/A
Site Area: 39,758 SF
Listing Director: Harvey Russell
Comments:

- Approved multi-residential: 80,000 GFA – 10 Storey
- 1 minute walk to LRT station and grocery store
- Desirable Kensington/Hillhurst community

614 12 AVENUE SE



Sale Price: \$7,000,000
Site Area: 60,548 SF
Listing Director: Harvey Russell
Comments:

- 9 FAR – 544,932 GFA
- Adjacent to new Calgary arena
- High density – no height restriction
- 220 Metres to new LRT (Light Rail Transit) station

Sage Hill – Development Site



Asking Price: \$3,360,000
Site Area: 2.40 Acres
Listing Director: Harvey Russell
Comments:

- Located as part of a fully, master-planned community
- It is conveniently located near many popular northwest shopping centres including the new Sage Hill Quarters, Creek Side, Beacon Hill, Country Hills Village and CrossIron Mills Mall.

THE VIC on 5th - 79 Luxury Units Rental Apartment Building



Sale Price: \$36,800,000
Units: 79
Listing Director: Harvey Russell
Comments:

- Superb Inner-City Location.
- Just steps away from Sunnyside LRT (Light Rail Transit System) station, offering luxury urban living within 15-minute walk to Calgary's Business Core.

2032 - 2040 37 Street SW – Mixed-Use or Multi-Res



Sold Price: Contact
Site Area: 18,000 Sq. Ft.
Listing Director: Harvey Russell
Comments:

- Located in Killarney/ Glengarry on 37th street just 3 blocks from grocery, retail and Westbrook LRT station.
- Prime inner city location, 15 min to downtown 10 minutes (7.4 kms) to the Rocky View Hospital

BayView, Airdrie – Development Site



Asking Price: Contact
Site Area: 3.60 Acres
Listing Director: Harvey Russell
Comments:

- Amazing Views.
- Part of a master-planned community that beautifully balances the relationship between natural and urban living offering its residents various recreational and entertainment amenities.

June 2022 CALGARY SOLD PROPERTIES

CALGARY - YWCA



Sale Price: \$48,875,000
Site Area: 123,689 SF
Purchaser's Agent: Harvey Russell

Comments:

- Located adjacent to Calgary's East Village
- Full downtown city block with access points from the main thoroughfares
- Potential FAR 10.5
- Bow River views /access

BVX SOUTH WEST LANDS



Sale Price: \$19,000,000
Site Area: 48.46 Acres
Listing Director: Harvey Russell

Comments:

- Proposed villa and apartment condo, premium location
- Site is designated for community core, residential, open space and urban nature (S-UN)
- Premium SW location

HILLHURST



Sale Price: \$10,000,000
Site Area: 33,100 SF
Listing Director: Harvey Russell

Comments:

- Spectacular site backing onto Riley Park
- Zoned for 4 FAR

1116-1128 5 AVENUE NW



Sale Price: \$7,340,000
Site Area: 26,231 SF
Listing Director: Harvey Russell

Comments:

- DC Multi-Residential
- Zoning allows for 3.00 FAR – 6 Storey (78,693 SFA estimated)
- Best of class NW inner-city location
- 4 property land assembly

ASPEN



Sale Price: N/A
Site Area: 9.2 Acres
Listing Director: Harvey Russell

Comments:

- Premium single family development site
- Approved for the development of 39 estate lots
- Excellent access to West LRT

MEMORIAL DRIVE

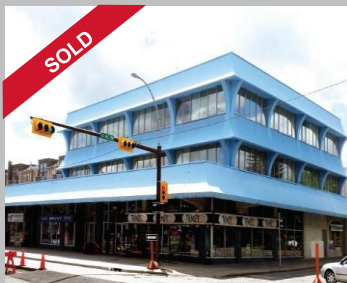


Sale Price: \$10,000,000
Site Area: 42,000 SF
Purchaser's Agent: Harvey Russell

Comments:

- 13 Single family home land assembly
- Desirable location, close proximity to downtown Calgary
- Established community, close to school, shopping and amenities

17TH AVENUE & 14TH STREET



Sale Price: \$10,350,000
Site Area: 29,475 SF
Listing Director: Harvey R. & John M.

Comments:

- Office building, two houses, parking lot and a one storey retail building included
- Best of class development

LUMEN - WINNIPEG



Sale Price: \$38,750,000
Site Area: 148 units in 17 buildings over 4 phases
Listing Director: Harvey Russell

Comments:

- Fully built out
- Located in South Pointe, Winnipeg's fastest growing residential subdivision

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SOLD PROPERTIES

COMPLETED TRANSACTIONS:

- 918 16th AVENUE SW
- 881 Evanston Drive NW
- 712 -736 58 Ave SE & 5812 Elbow Dr. SW
- KOA Campground SW
- 1st Avenue SW
- Sony Site – 4th Street SW
- Sage Meadows Lands
- 16th Avenue SW Beltline
- Macleod Trail
- Southview Crescent – Winnipeg
- Memorial Drive
- Westsprings FMC
- Westside
- Axxess, Edge, Vita by Carlisle
- YWCA Site
- Seton
- Skypoint
- Kincora
- Lethbridge
- Seton
- Seton
- Kensington
- Edmonton Trail
- Falconridge
- 35th Avenue
- Patterson Point
- 10th Avenue SW
- 4th Avenue NE
- McConachie Edmonton
- Airdrie - Bay Springs
- Marda Loop
- 5th Ave NW
- 14th Avenue SW
- 11th Avenue SW
- 11th Avenue SW
- Aspen
- Sherwood
- Airdrie
- Altadore
- Kincora
- Father Lacombe
- Midtown
- Crescent Heights
- 17th Ave SE
- Oliver Village, Edmonton
- Stratton Oaks
- Lake Chestermere
- Auburn Bay
- Auburn Bay
- Copperfield
- 626 – 14th Avenue SW
- 620 - Edmonton Trail NE
- 101 - 121 19th Street NW
- 1734 - 1738 9th Street SW
- West Springs
- \$10.3 M - 15,939 SF High Density Development Site
- \$4.8M – 5.34 Acres Multi Residential Site
- \$12M – 84,000 SF Medium Density Multi-Site
- \$33M – 48.5 Acre Low Density Multi Site
- \$16M – 28,500 SF High Density Multi Site
- \$17M – 33,000 SF High Density Multi Site
- \$10.5M – 9.58 Acre Mixed Use Retail / Low Density Site
- \$10.3M – 16,000 SF High Density Multi Site
- \$14.5M – 5.31 Acre Mixed Use Site
- \$38M – 148 Unit Townhome Community
- \$10M – 42,000 SF Medium Density Multi Site
- \$6M – 4.69 Acre Medium Density Multi-Site
- \$6.5M – 35 Unit Project Rental Apartments
- \$93.3M – 508 / 3 Project Rental Apartments
- \$48.8M – 2.3 Acre High Density Multi Site
- \$3.9M – 2.1 Acre Medium Density Multi Site
- \$7.4M – 4.4 Acre Medium Density Multi Site
- \$6.6M – 4.5 Acre Senior Site
- \$13.4M – 156 Unit Townhome Community
- \$55M – 349 Acre Low Density Single Family Site
- \$5.2M – 3.9 Acre Senior Site
- \$1.8M – 5,297 SF High Density Multi Site
- \$2.8M – 22,521 SF Medium Density Multi Site
- \$20M – 112 Unit Townhome Community
- \$1.2M – 13,577 SF Medium Density Multi Site
- \$6.5M – 4.9 Acre Medium Density Multi Site
- \$23.2M – 37,750 High Density Multi Site
- \$1.5M – 27,443 SF Medium Density Multi Site
- \$3.2M – 4.4 Acre Medium Density Multi Site
- \$4.1M – 6.08 Acre Medium Density Multi Site
- \$5.4M – 45,648 SF Medium Density Multi Site
- \$10M – 33,100 SF Medium Density Multi Site
- \$4.4M – 29,105 SF Medium Density Multi Site
- \$7.1M – 29,250 SF High Density Multi Site
- \$30M – .97 Acre High Density Multi Site
- \$8.1M – 9.2 Acre Low Density Single Family Site
- \$6.1M – 5.8 Acre Medium Density Multi Site
- \$5.3M – 8.5 Acre Medium Density Multi Site
- \$1.4M – 45,648 SF Medium Density Multi Site
- \$4M – 3.5 Acre Medium Density Multi Site
- \$4M – 3.4 Acre Senior Care Land Site
- \$40M – 47,578 SF High Density Multi Site
- \$2.6M – 41,918 SF Medium Density Multi Site
- \$4.2 M – 45,648 SF Medium Density Multi Site
- \$58M – 306 Unit Apartment
- \$7M – 45 Unit Apartment
- \$6.5 – 10 Acre Medium Density Multi Site
- \$3.3M – 3.3 Acre Medium Density Multi Site
- \$4.3M – 3.3 Acre Senior Housing
- \$3.4M – 4.5 Acre Multi Site
- \$4.5M – 26,050 SF High Density Multi Site
- \$4.7M – 47,916 SF Medium Density Multi Site
- \$2.5M – 33,893 SF Medium Density Multi Site
- \$2.1M – 19,580 SF Medium Density Multi Site
- \$4.2M – 4.8 Acre Medium Density Multi Site