

December 2022

AVAILABLE PROPERTIES CALGARY INVESTMENT SALES, MULTI-FAMILY & LAND

Springbank Hill—Apartment Forward Sale – 131 units



Asking Price: \$44,500,000
GFA: 101,718 Sq. Ft.
Listing Director: Harvey Russell
Comments:
• Excellent location in Springbank Hill across the street from Aspen Landing Shopping Centre and various recreational and entertainment amenities.
• Just off of 17 Ave & 85 St SW

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: \$10,750,000
Site Area: 126 acres
Comments:
• Conceptual Scheme approved for 56 semi-detached estate villas, seniors care facilities and complimentary commercial amenities including a super market, restaurants, medical services and supporting retail outlets
• Exceptional mixed use development site with unobstructed mountain views two miles west of the City of Calgary

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.

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

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.

NAI Advent Multi-Residential Group 2022 Sales

Address	Type	Size	Sale Price
2032, 2036, 2040 37 Street SW	Land Assembly	18,000 SF	\$2,150,000
1124 5th Avenue NW	79 Unit Apartment Building	26,231 SF	\$37,250,000
1717 35 Ave SW, 1708 and 1746 36th Ave SW	Land for Townhome Project	45,660 SF	\$2,500,000

Address	Type	Size	Sale Price
Sage Hill	Vacant Land	2.4 Acres	\$3,146,000
Sage Hill	Vacant Land	3.19 Acres	\$3,588,750
1403 26A Street SW	73 Unit Apartment Building	24,401 SF	\$23,500,000
Arbour Lake Site 2 & 3	Vacant Land	3.34 Acres	\$4,788,000
Arbour Lake Site 5	Vacant Land	4.94 Acres	\$7,410,000
Patterson Phase 3	Vacant Land	11.44 Acres	\$4,300,000
Springbank Hill	Vacant Land	2.48 Acres	\$5,208,000

CONTACT US
www.naiadvent.com

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



December 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.

December 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

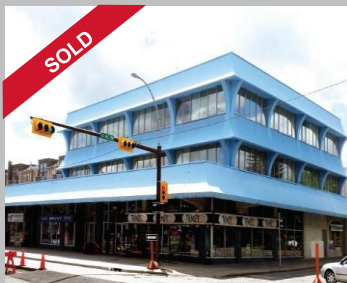


Sale Price: \$10,000,000
Site Area: 42,000 SF
Purchaser's Agent: Harvey Russell

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

December 2022 CALGARY

SOLD PROPERTIES

COMPLETED TRANSACTIONS:

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