



THE GIORDANO | 1403 26A ST SW

Court Ordered Sale

Investment Opportunity

73 Unit Rental - New Apartment Construction

Superb Location

Just steps away from Shaganappi LRT (Light Rail Transit System) station, offering urban living within 5-minute drive to Calgary's Business Core.

Nested in a quiet and upscale inner-city community, the Giordano has spectacular downtown views and it is just across the street from Shaganappi Point Golf Course.

Excellent access to transit and various retail and recreational amenities.

PROJECT DETAILS

MUNICIPAL ADDRESS:

1403 26A Street SW, Calgary, Alberta

ZONING:	M-C2
SITE AREA:	24,401 SF
TOTAL NRA (net rentable area):	51,583 SF
# FLOORS:	5
AVERAGE UNIT SIZE:	706 SF
AVERAGE RENT/SF (stabilized):	\$2.45
OFFERING PRICE:	Unpriced

STABILIZED INCOME & EXPENSES

EFFECTIVE GROSS INCOME:	\$1.55M
OPERATION COSTS:	\$0.4M
NET INCOME:	\$1.15M

UNIT DETAILS	# UNITS	SF	MONTHLY RENT
1 BR / 1 BA	30	493 - 621	\$1,306 - \$1,604
1 BR + DEN / 2 BA	3	800	\$1,833 - \$1,856
1 BR + DEN / 1 BA	6	724 - 745	\$1,420 - \$1,765
2 BR / 2 BA	32	782 - 941	\$1,659 - \$3,025
2 BR / 1 BA	2	790 - 832	\$1,421 - \$1,788

MANAGEMENT STATUS - the property has been in foreclosure since October 2021. As a result there is vacancy, tenant defaults and protracted rent incentives. Details available.

EXECUTIVE SUMMARY

- The Giordano combines thoughtful design with a favourable location within the community of Shaganappi.
- This is transit-oriented project located across the street from C-Train Station.
- In close proximity to Safeway, Westbrook Mall and Calgary Library.
- Just minutes from Calgary’s Downtown Business Core.
- Amazing downtown views from common outside deck, designed to create both gathering and private spaces.
- Well-designed units offering an abundance of natural light and private balconies.

THE LOCATION & ACCESSIBILITY

16 MIN
WALK
SAFEWAY

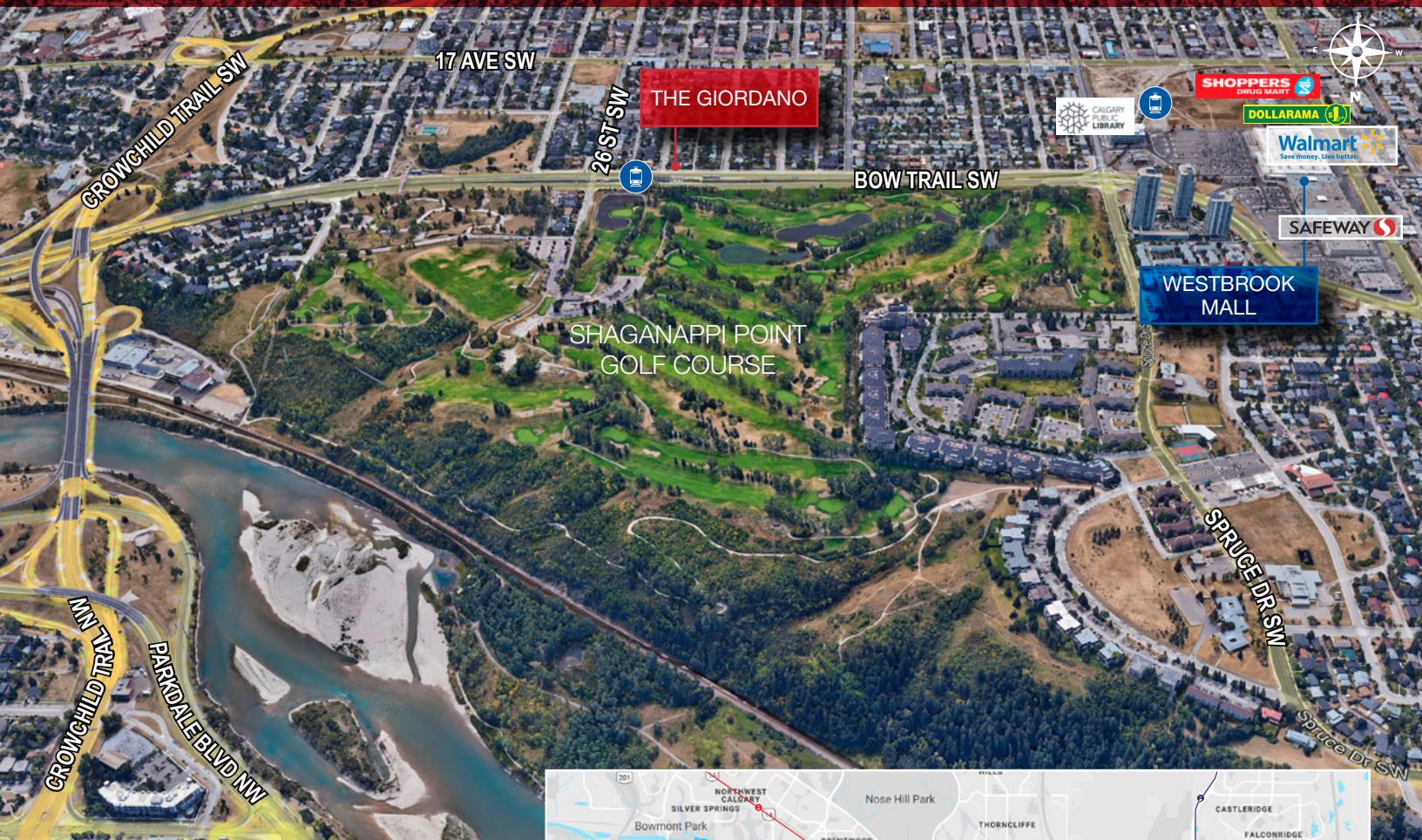
5 MIN WALK
Shaganappi
Golf Course

5 MIN DRIVE
Calgary
Downtown

3 MIN WALK
Shaganappi
C-Train
Station



SHAGANAPPI | CALGARY, ALBERTA



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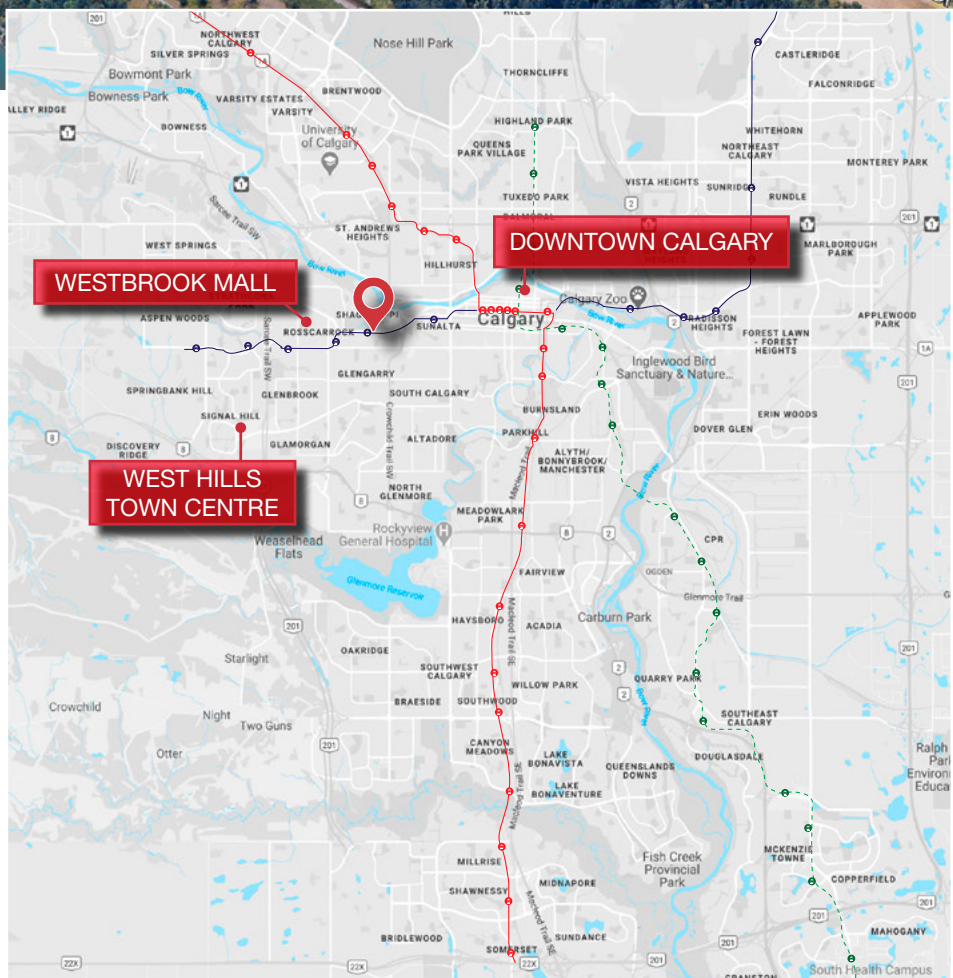
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