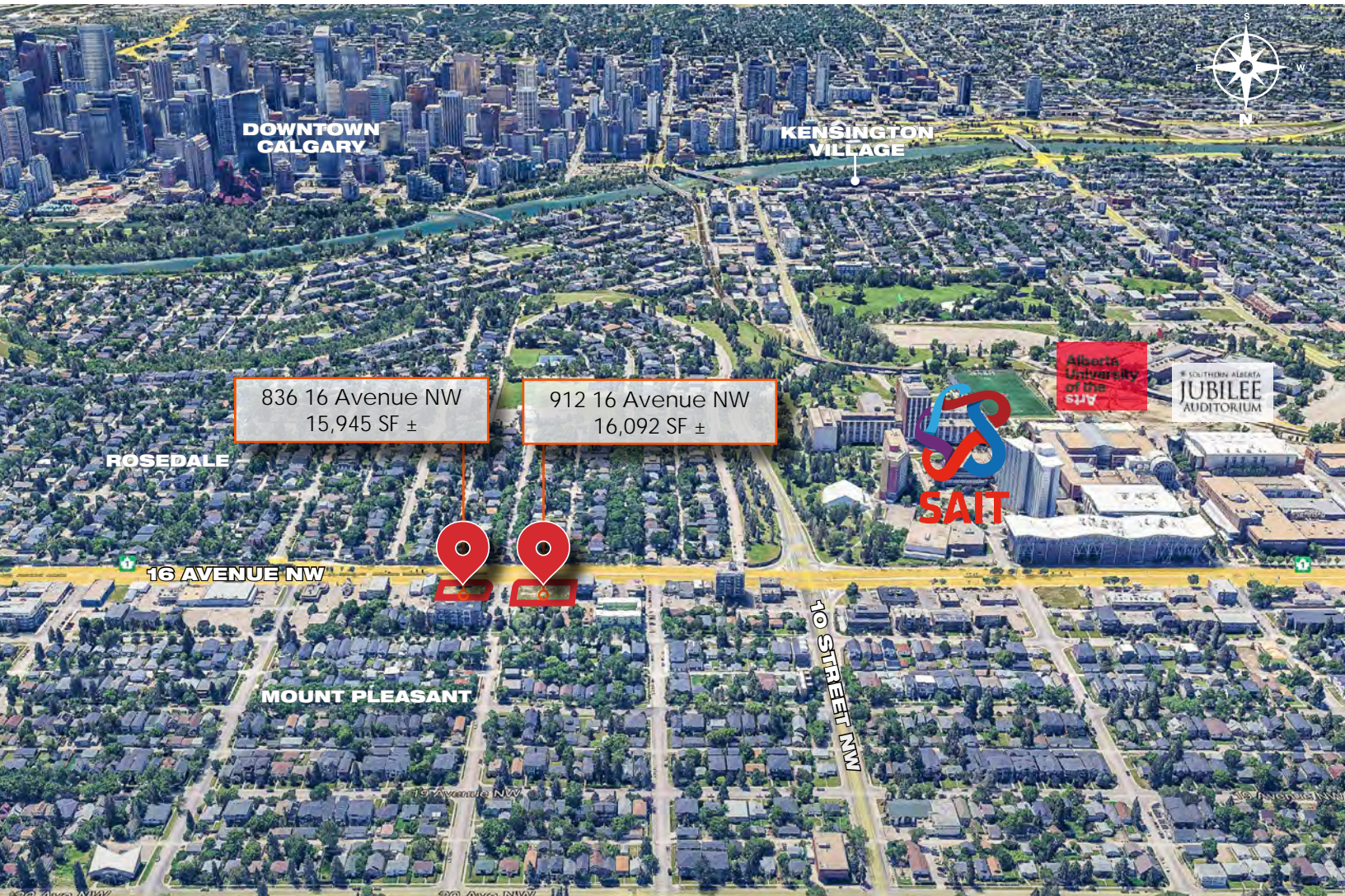


# MOUNT PLEASANT

*Development Land for Sale*

**NAI**Advent  
COMMERCIAL REAL ESTATE CORP.



836 16 Avenue NW  
15,945 SF ±

912 16 Avenue NW  
16,092 SF ±

16 AVENUE NW

MOUNT PLEASANT

10 STREET NW

## PRIME DEVELOPMENT OPPORTUNITY

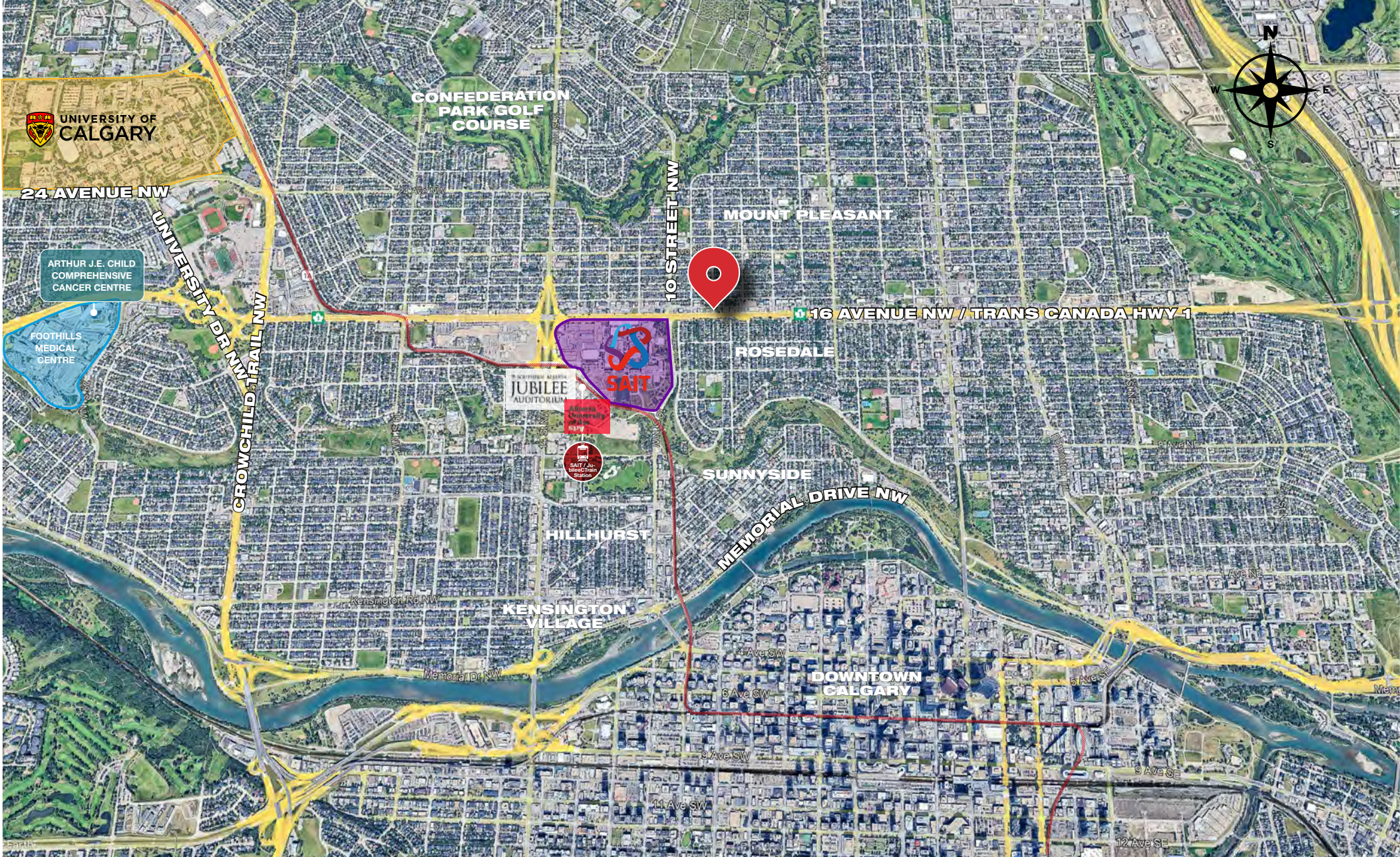
**836 & 912 16 Avenue NW | Calgary, AB**

**ZONED FOR MULTI-STOREY MIXED USE | DEVELOPMENT PERMIT IN PLACE**

A Development Permit (DP) has been approved for two residential towers on the site: a **12-storey Cambridge Tower** on the west parcel (**912 16 Avenue NW**) and a **12-storey Oxford Tower** on the east parcel (**836 16 Avenue NW**). Issued for Tender (IFT) construction drawings have been completed for both towers. During the design process, the west tower (Cambridge) was subsequently revised from 12 storeys to 8 storeys to better align with market demand and project objectives.

THE OPPORTUNITY

- » Located in the highly desirable inner-city community of Mount Pleasant, just minutes to downtown Calgary, surrounded by various retail & entertainment amenities, parks and recreational facilities
- » Within walking distance to the Southern Institute of Technology (SAIT), Southern Alberta Jubilee auditorium and Alberta University of Arts
- » Near Confederation Park, bike paths, schools, and local retail
- » Transit-accessible via multiple bus routes and the SAIT LRT Station.
- » Part of an area that continues to attract demand from students, professionals, and urban renters seeking modern living near key employment and education hubs.



THE AREA

Situated in the established and amenity-rich community of Mount Pleasant, the site benefits from proximity to key employment hubs, transit, post-secondary institutions, and lifestyle amenities — making it highly attractive for future residents.

**450 m**  
SAIT (SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY) offering over 110 career programs in technology | 14,364 Students

**1.3 km**  
SOUTHERN ALBERTA JUBILEE AUDITORIUM  
Calgary's Urban Village

**2.00 km**  
KENSINGTON VILLAGE  
Calgary's Urban Village



PROPERTY DETAILS

Address	836 16 Avenue NW Oxford Tower	912 16 Avenue NW Cambridge Tower
Legal Description	1213510; 41; 4;	1513006; 27; 5;
Site Size	15,945 SF ±	16,092 SF ±
Land Use	MU-2f7.0h44 Mixed Use - Active Frontage	
Total Buildable Area	108,371 SF	72,527 SF
Proposed FAR	6.80	4.50
Units	110	70
Parking	Residential - 105 Commercial - 8	Residential - 60 Commercial - 12
Sale Price	\$3,200,000	\$3,200,000



912 16 Avenue NW  
16,092 SF ±

836 16 Avenue NW  
15,945 SF ±



# MOUNT PLEASANT

836 & 912 16 Avenue NW | Calgary, AB

PRIME DEVELOPMENT OPPORTUNITY

## CONTACT US

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**NAI Advent**

ADVENT COMMERCIAL REAL ESTATE CORP.

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