

LAND FOR SALE

±0.23 Acre Beltline Multifamily Development

12 Ave SW



SUBJECT PROPERTY

11 Ave SW

8 St SW

13 Ave SW

7 St SW

807 - 12 Avenue SW

- High-density Beltline location
- Concept-ready site to accelerate approvals
- Strong multifamily fundamentals in proven rental corridor

Contact:

Austin Leclerc
403.690.2001
aleclerc@cresa.com

David Miles
403.809.5859
dmiles@cresa.com

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Investment Opportunity

807 12 Avenue SW presents a rare opportunity to acquire a ±10,086 SF development site in Calgary's Beltline, one of the city's most established highest-density residential neighbourhoods. The site is ideally positioned for a high-rise residential development within a rapidly intensifying urban corridor, surrounded by existing and planned multifamily projects, and further benefits from its prime location just north of 17th Avenue SW, offering immediate access to retail amenities, public transit, and the downtown core.

Well-located inner-city development sites remain limited, creating strong demand from experienced developers seeking to capitalize on the area's ongoing urban intensification. The property also benefits from existing design concepts and preliminary feasibility work, providing a purchaser with a strong foundation to advance planning and potentially accelerate development timelines.

Purchase Price: \$ 2,800,000

Location Advantages

- 6-minute walk to 17th Avenue retail corridor
- 10-minute walk to LRT station
- Direct access to 11th / 12th Avenue corridors
- Surrounded by established multifamily development
- Proximity to Stampede Grounds and downtown



807 12 AVENUE SW

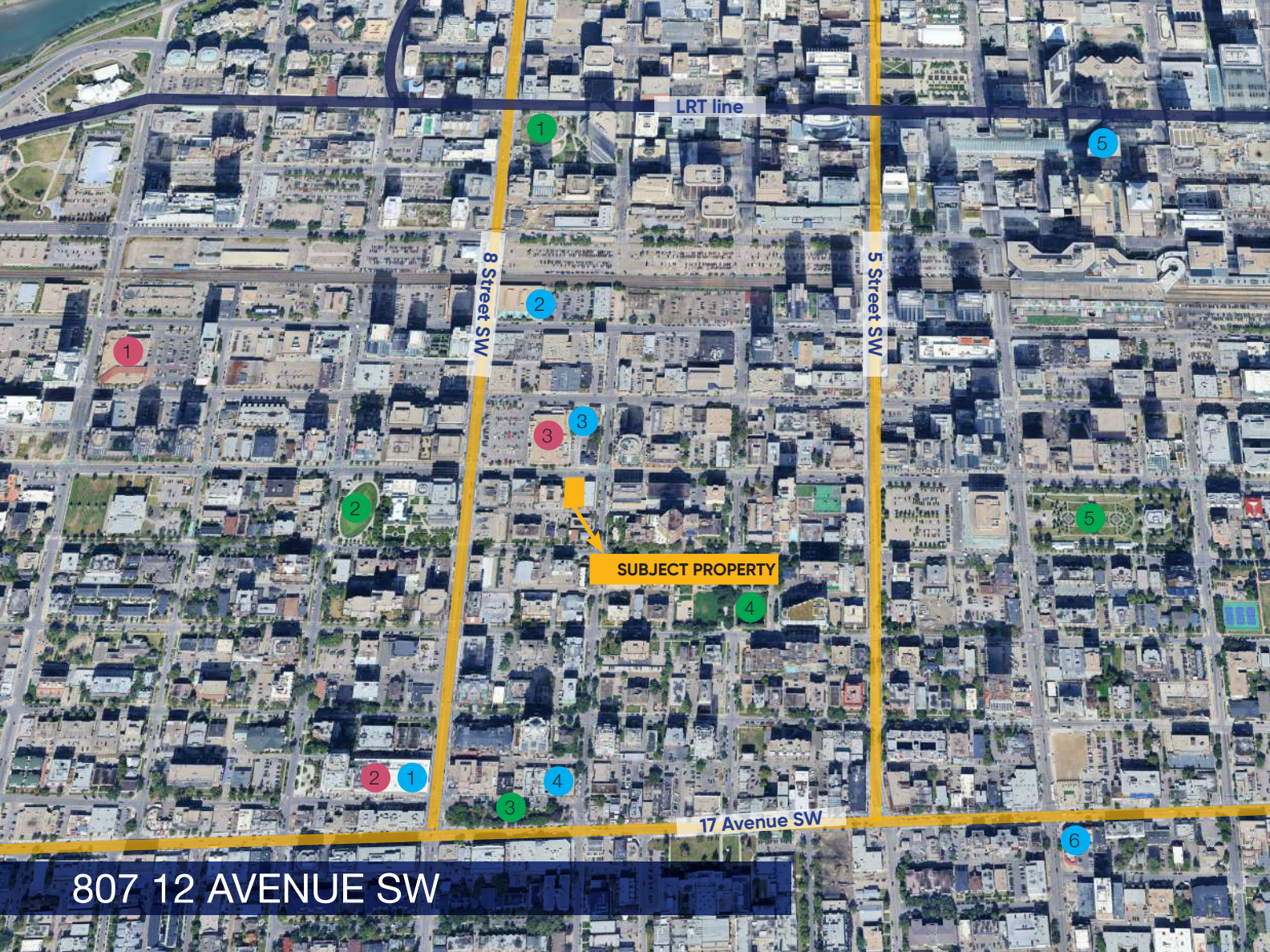
Property Profile

Site Area	±10,086 sf (0.23 acres)
Legal Description	Strata Lot 43, Block 85, Plan 2111210
Zoning	Direct Control (DC) - Bylaw 25D2013
Neighborhood	Beltline
Potential Use	High-Rise Residential / Mixed-Use
Underlying District	CC-MHX (Centre City Multi Residential High Rise Support Commercial)

Development Metrics

Max FAR	Up to 5.0
Buildable Area	±45,000 sf
Tower Floorplate	Max 650 m ² (7,000 sf) above 36 m





Amenities

Grocery Stores

1. Calgary Co-op
2. Save-On-Foods
3. Safeway

Retail

1. Canadian Tire
2. MEC Calgary
3. The Bike Shop
4. Kit and Ace
5. Core Shopping Centre
6. Duer

Parks

1. Century Gardens
2. Barb Scott Park
3. Tomkins Park
4. Beaulieu Gardens
5. Memorial Park

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324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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