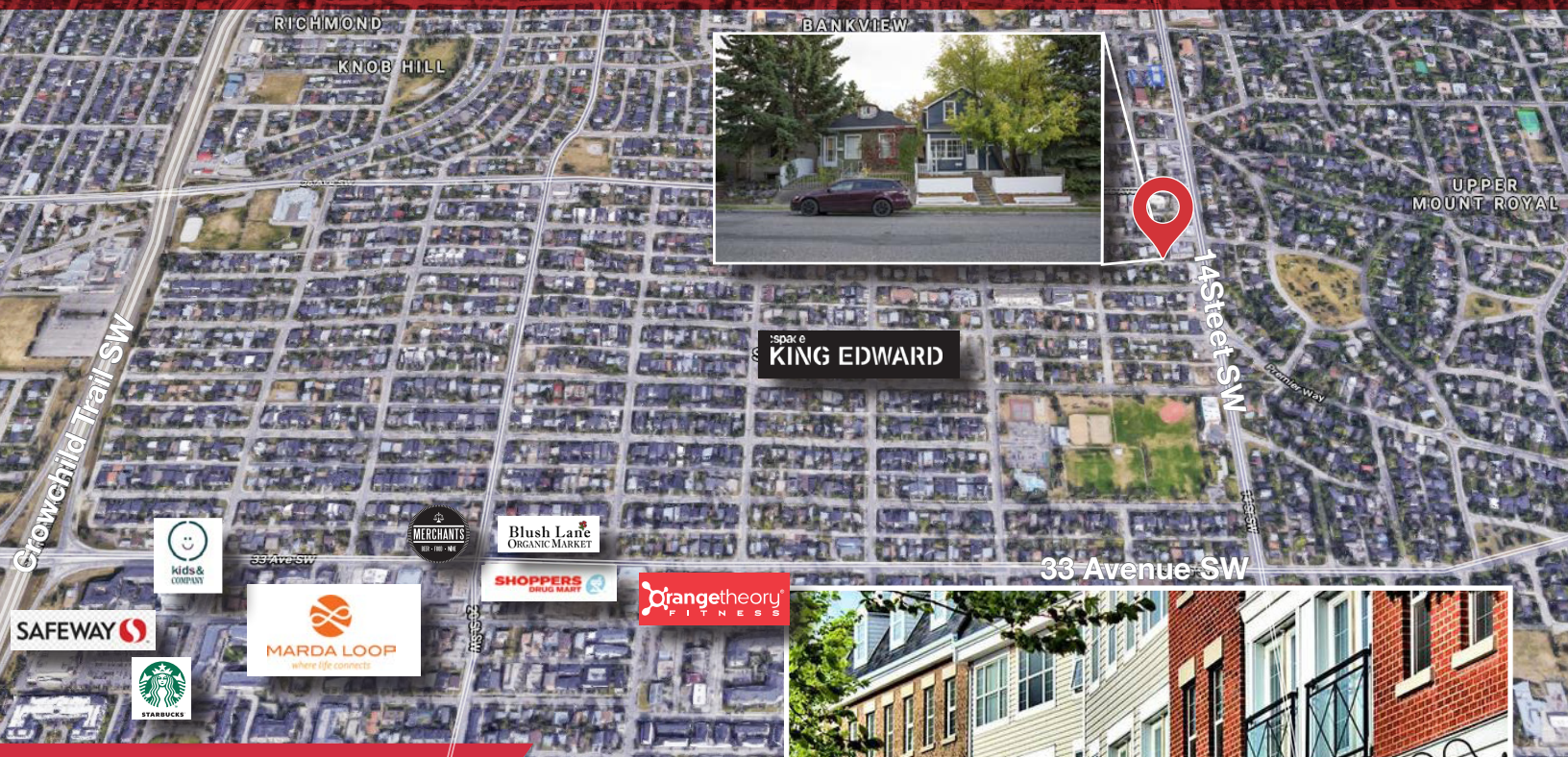


# SOUTH CALGARY

## 27,975 Sq. Ft.

**Rental Apartment Development Site for Sale**





## EXECUTIVE SUMMARY

### PROPERTY INFORMATION

- Located in the desirable community of South Calgary within walking distance of the trendy Marda Loop - shopping and dining district of Southwest Calgary
- [www.visitmardaloop.com](http://www.visitmardaloop.com)
- In close proximity to various retail amenities on 14 Street SW.
- Improvements: 6 - Single Family Homes and 1 - 4 plex.
- Just minutes from the Downtown Core and 17th Avenue Entertainment District.
- The owners will accept offers with longer due diligence periods to allow for land use change condition.



### 1513 - 1529 27 Avenue SW

|                |                                      |
|----------------|--------------------------------------|
| CURRENT ZONING | M-C1                                 |
| PROPOSED USE   | Multi-Family Residential – TBD       |
| IMPROVEMENTS   | 6 Single Family Homes and 1 - 4 plex |
| SITE SIZE      | 27,975 Sq. Ft.                       |

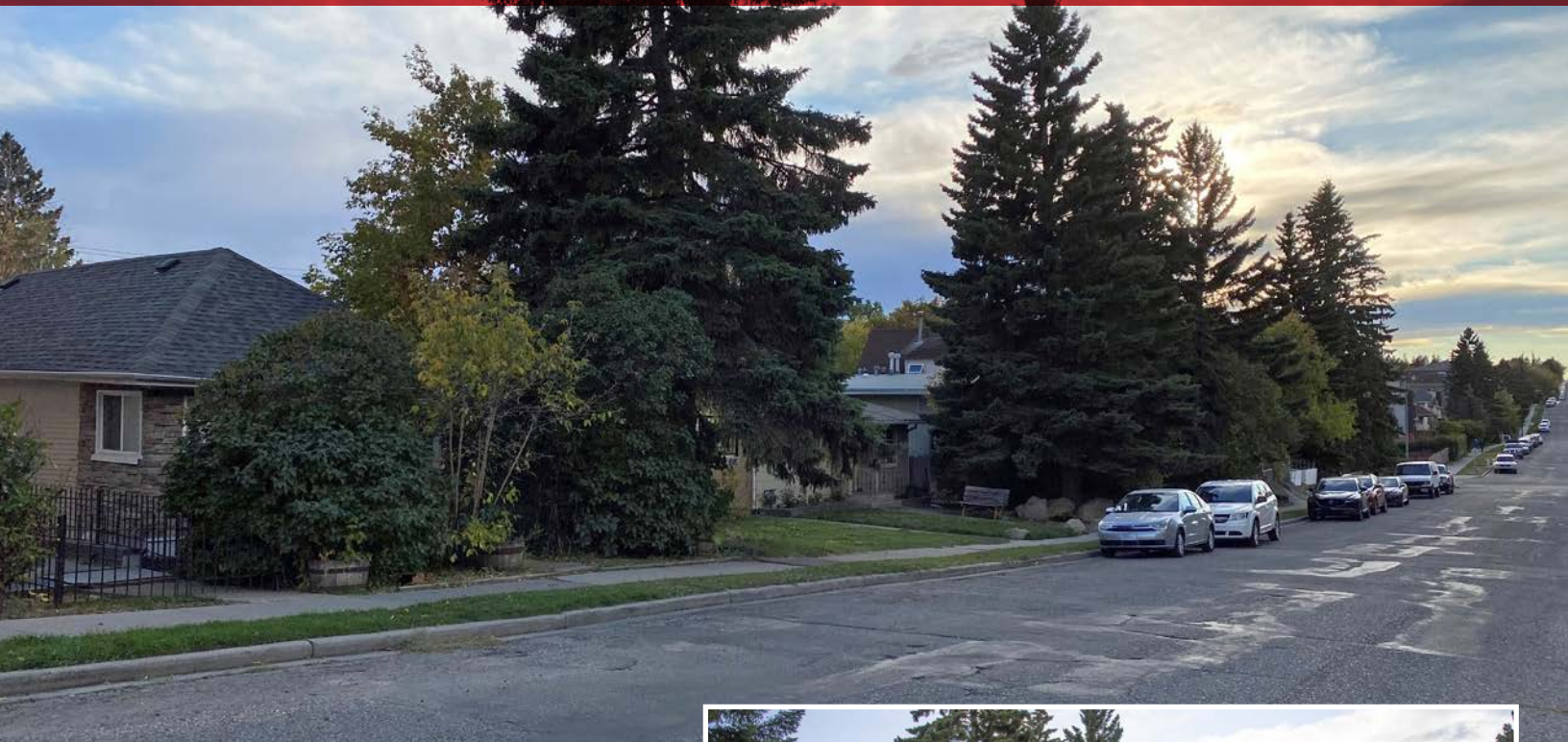
**\$ 5,500,000**

20 MIN WALK  
Marda Loop  
District


5 MIN WALK  
Starbucks on  
14 Street SW


15 MIN WALK  
to Shopping  
and Dining on  
17th Ave SW





### 2016 CENSUS OF CANADA SNAPSHOT

South Calgary = 

Calgary = 

Population in private households in 2016:

4,090



1,222,390

Median total household income (before tax) in 2015:

\$87,888



\$97,329

Per cent households spending 30% or more of total income on shelter in 2016

27%



22%

Population distribution by age in 2016:

0-14 years:

12%



19%

65+ years:

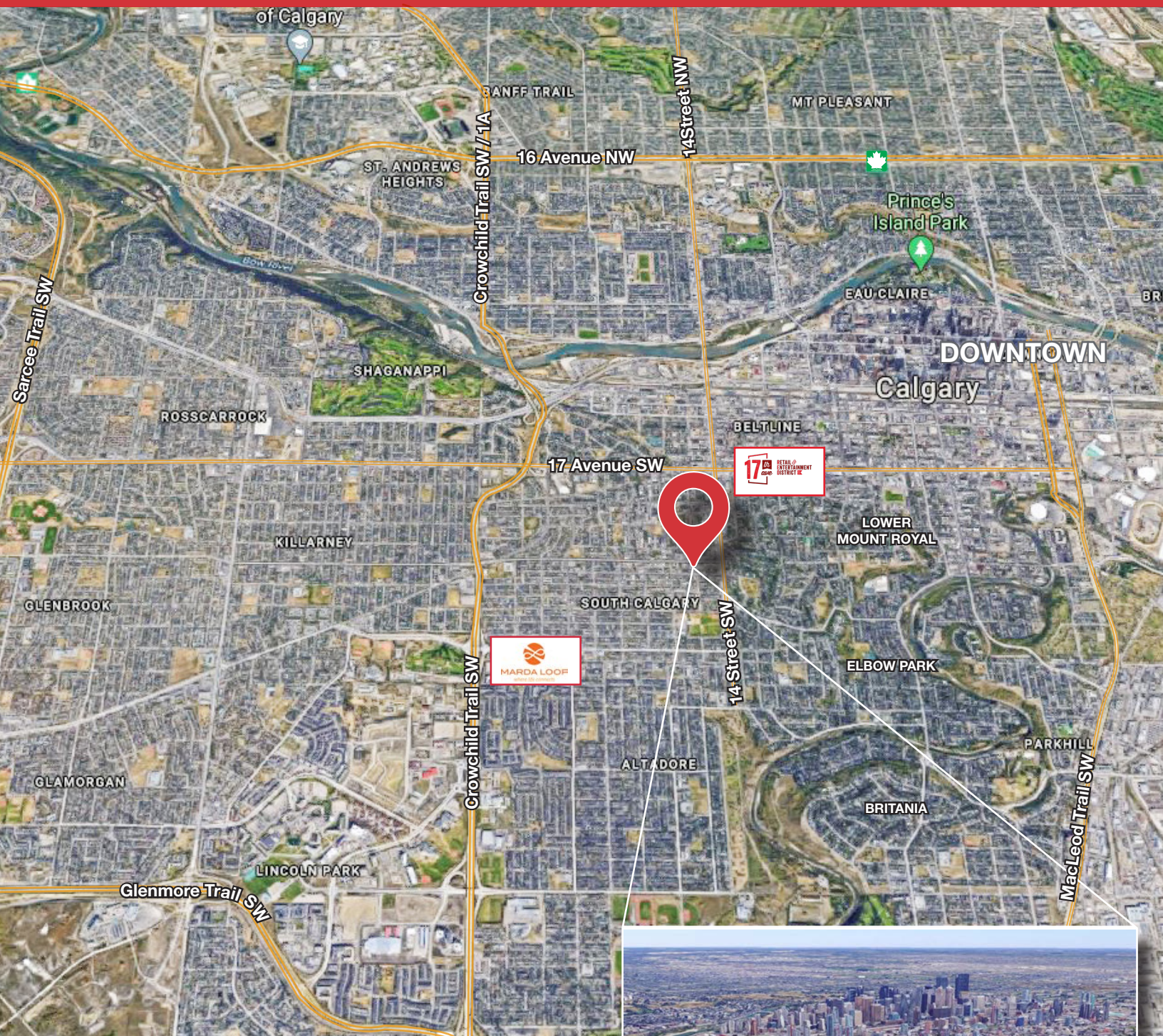
6%



10%







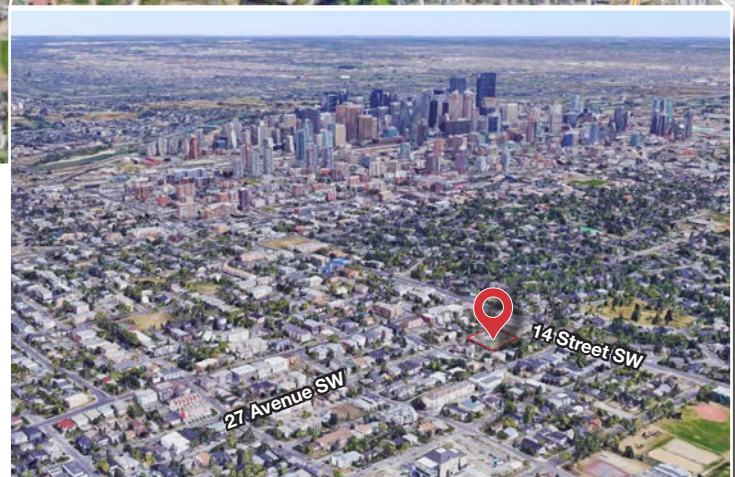
## CONTACT US

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403-620-0667



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