

**AVISON
YOUNG**

For Sale

4700 - 17 Avenue SW

3.52-acre transit-oriented development opportunity fronting the 45th Street LRT platform along 17th Avenue SW



Opportunity

Avison Young Commercial Real Estate Services, LP ("Avison Young") is pleased to offer a 100% freehold interest in 4700 - 17 Avenue SW (the "Property" or the "Offering").

The Property comprises a 3.52-acre, transit-oriented development site with frontage along the 45th Street LRT station. Its prominent exposure along 17 Avenue SW, combined with its scale and immediate adjacency to one of the West LRT's most development-supportive stations, positions the Property as a rare inner southwest opportunity with meaningful long-term transit-oriented development upside.



Property Summary

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Municipal Address	4700 – 17 Avenue SW, Calgary, AB
Total Leaseable Area	47,851 sf
Site Size	3.52 acres
Number of Storeys	2
Land Use Designation	Commercial – Office (C-Of0.8h12)
Year Built	1981
Parking	175 surface stalls; 25 covered stalls



Property Highlights



Strong Density Fundamentals

Prominently positioned along 17 Avenue SW, adjacent to one of only five suburban West LRT stations - and one of just two that support increased density.



De-Risked Development with Community Support

Re-zoning risk is reduced through documented support from the Glendale and Glendale Meadows Community Associations and the Growing Forward report for Glendale, Rosscarrock, and Westgate, which together endorse 4–6 storeys at this site - an uncommon level of neighbourhood alignment that strengthens certainty for higher-density development.



Proven Density in the Immediate Vicinity

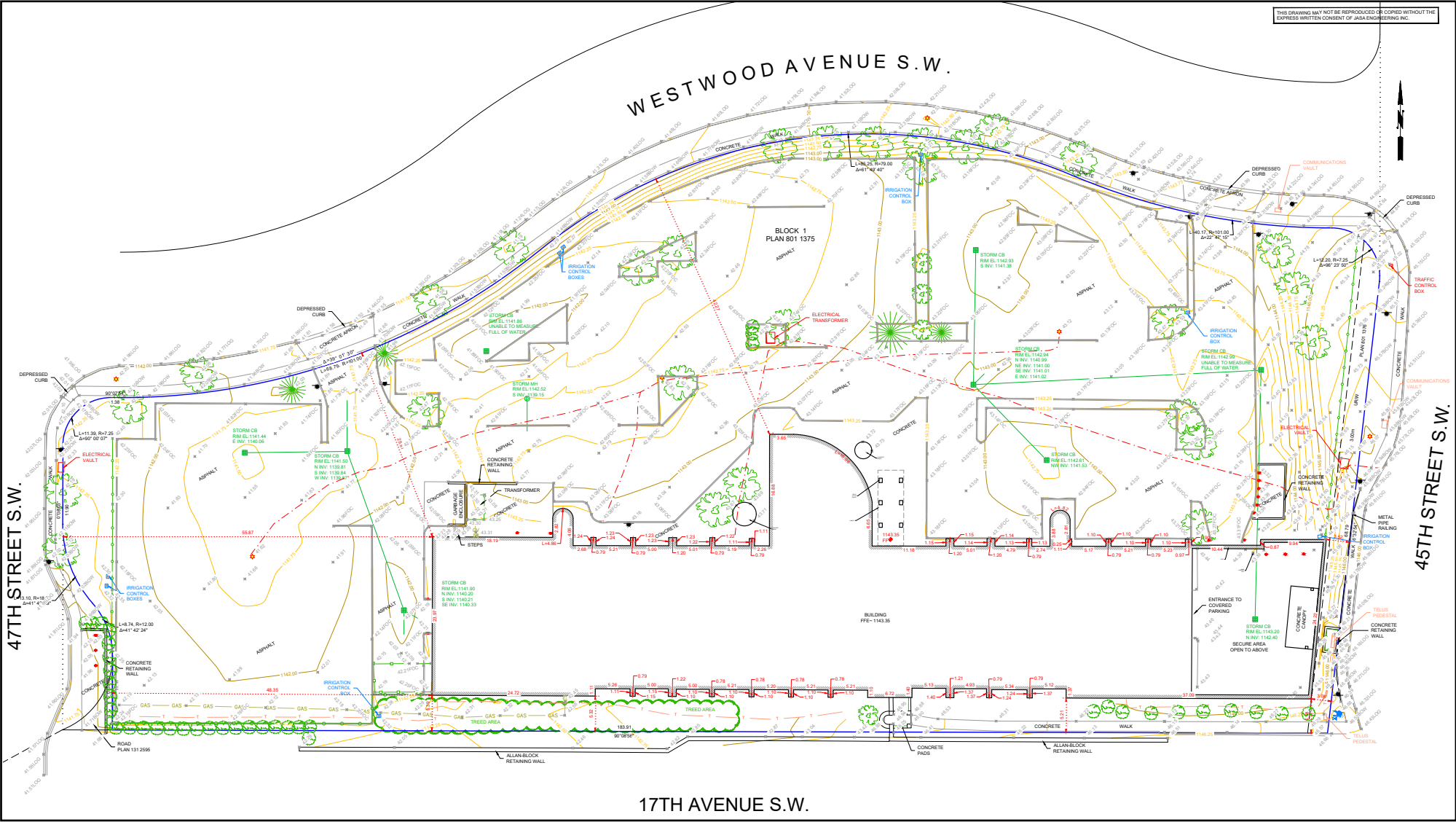
4-6 FAR developments along 17 Avenue SW and 37 Street gives further certainty to the development potential of the site.



Prime Location with Transit, Amenities, and Accessibility

Directly adjacent to the 45th Street LRT station and major thoroughfares including 17 Avenue SW and Sarcee Trail SW, the Property benefits from excellent cross-city connectivity for tenants, residents and visitors alike.

Site Survey





Location Overview

The Property represents a prime Transit Oriented Development (TOD) opportunity in one of Calgary's more affluent suburban communities. Historically, the area has supported a wide range of residential densities – from single-family homes to 12 storey towers – while neighbouring sites with Floor Area Ratios (FAR) of 4–6 indicate a favourable environment for re-zoning. With nearby corridors such as 17 Avenue SW and 37 Street SW achieving FARs of 5–8, this location provides developers with the rare chance to create a standout project at one of only two TOD sites along the West LRT line.

2026 Area Demographics

(3 KM Radius)



86,298

Population



96,318

Estimated
Population
2030



\$180,748

Average
Income

Offering Process

Avison Young has been retained by Alberta Motor Association (“AMA”) (the “Vendor”) on an exclusive basis to arrange for the offering and sale of a 100% interest in the Property. The Property is being offered for sale unpriced. Please contact the listing agents for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



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