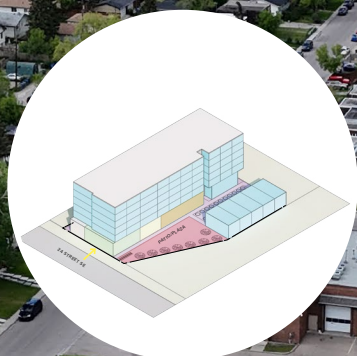


For Sale

7820 24th Street SE

Calgary, Alberta

32,670 square foot development site located in the historical neighbourhood of Ogden.



24 Street SE



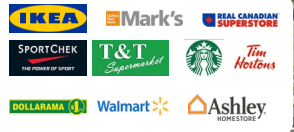
**32,670
SF**

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**AVISON
YOUNG**



Subject Property

24 Street SE

78 Avenue SE



SALIENT DETAILS

Municipal Address
7820 – 24 Street SE, Calgary, Alberta

Site Size
32,670 sq.ft. / 0.75 Ac.

Current Land Use
M-H1 (Multi-Residential – High Density Low Rise)

Maximum Density
4.0 FAR | 130,680 buildable sq.ft.

Maximum Height
26 mt. (85 ft.)

List Price
\$4,050,000

HIGHLIGHTS

 **Desirable development parcel suitable** for a six-storey wood-frame building or a potential stacked townhome project.

 **Located within the historic community of Ogden**, this property offers easy access to the Bow River, the Ogden Business Improvement Area, and a variety of parks and recreational trails. Ogden is known for its rich history, mature tree-lined streets, and strong sense of community, making it an ideal location for new development.

 **Adjacent to the future Ogden Station on the Green Line LRT**, this property offers prime opportunities for Transit-Oriented Development (TOD), promoting sustainable urban living with convenient access to downtown and enhancing neighborhood connectivity and value.

 **Zoned M-H1 (Multi-Residential – High Density Low Rise)** allowing for multi-residential development in a variety of forms, including apartment buildings and townhouses, with a focus on higher density while maintaining a low-rise form.

DEMOGRAPHICS

 **Population**

1KM	5,544
3KM	21,130
5KM	67,107

 **Average Household Income**

1KM	\$102,330
3KM	\$130,752
5KM	\$129,819

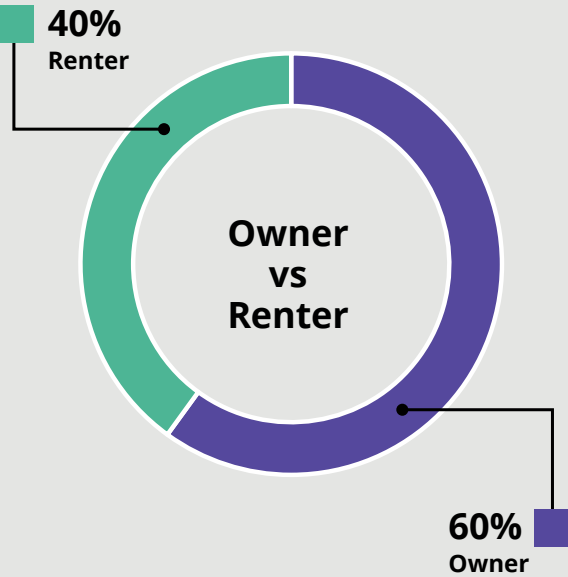
INTRODUCTION TO THE COMMUNITY

Ogden is a historic neighborhood located in the southeast quadrant of Calgary, Alberta. Established in 1912, it is one of the city's oldest communities and offers a mix of residential, commercial, and industrial areas. The neighborhood is named after I.G. Ogden, a former Vice President of the Canadian Pacific Railway, reflecting its deep-rooted connections to Calgary's railway and industrial history. Ogden features a variety of housing options, from charming older homes to newer developments, and is known for its affordable real estate, making it a popular choice for families and first-time homebuyers. The community is well-served by several schools, parks, and recreational facilities, providing residents with numerous amenities and outdoor activities.

POPULATION IN PRIVATE HOUSEHOLDS IN 2023

9,161
OGDEN

1,652,460
CALGARY

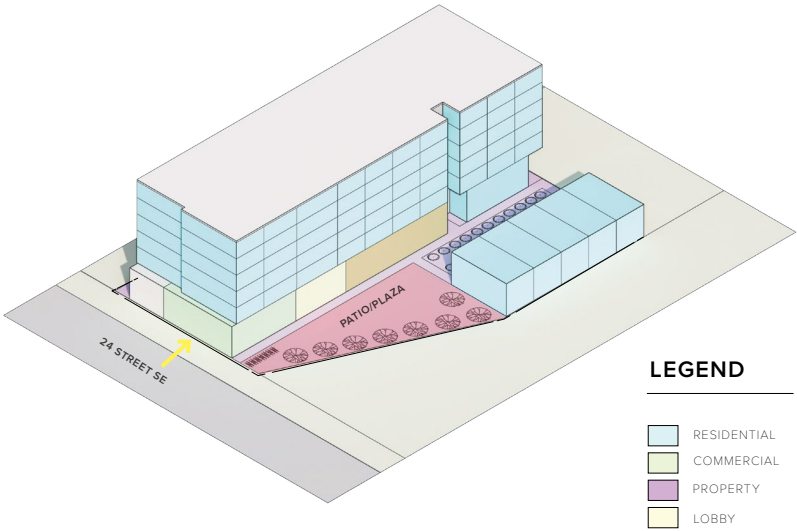


Commuting Duration from Ogden		
	Number	Percentage
Less than 15 minutes	1,155	34%
15 to 29 minutes	1,545	45%
30 to 44 minutes	505	15%
45 to 59 minutes	95	3%
60 minutes and over	140	4%

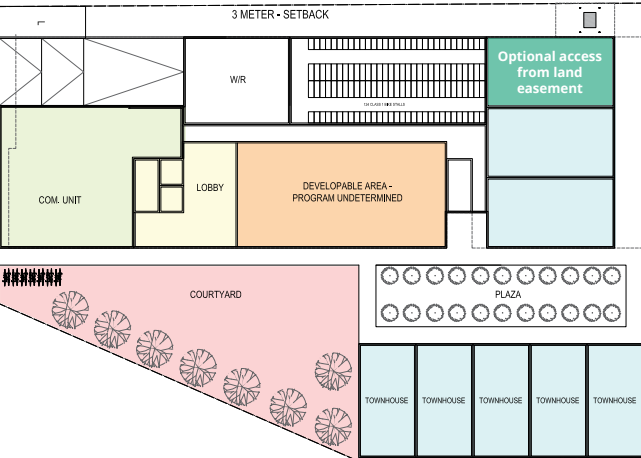
* Based on Civic Data

Conceptual Design Details

Total Units	±108
Far	±3.19
Commercial Area	±5,300 sf
Parking	Required: 51 Provided: 66
Bike Class 1	Required: 108 Provided: 124
Bike Class 2	Required: 11 Provided: 14
Site Area	32,641 sf
Loading Stall	1
Height	Maximum: 24 m Proposed: ±22 m



DESIGN PRECEDENT



Conceptual Main Floor Plan

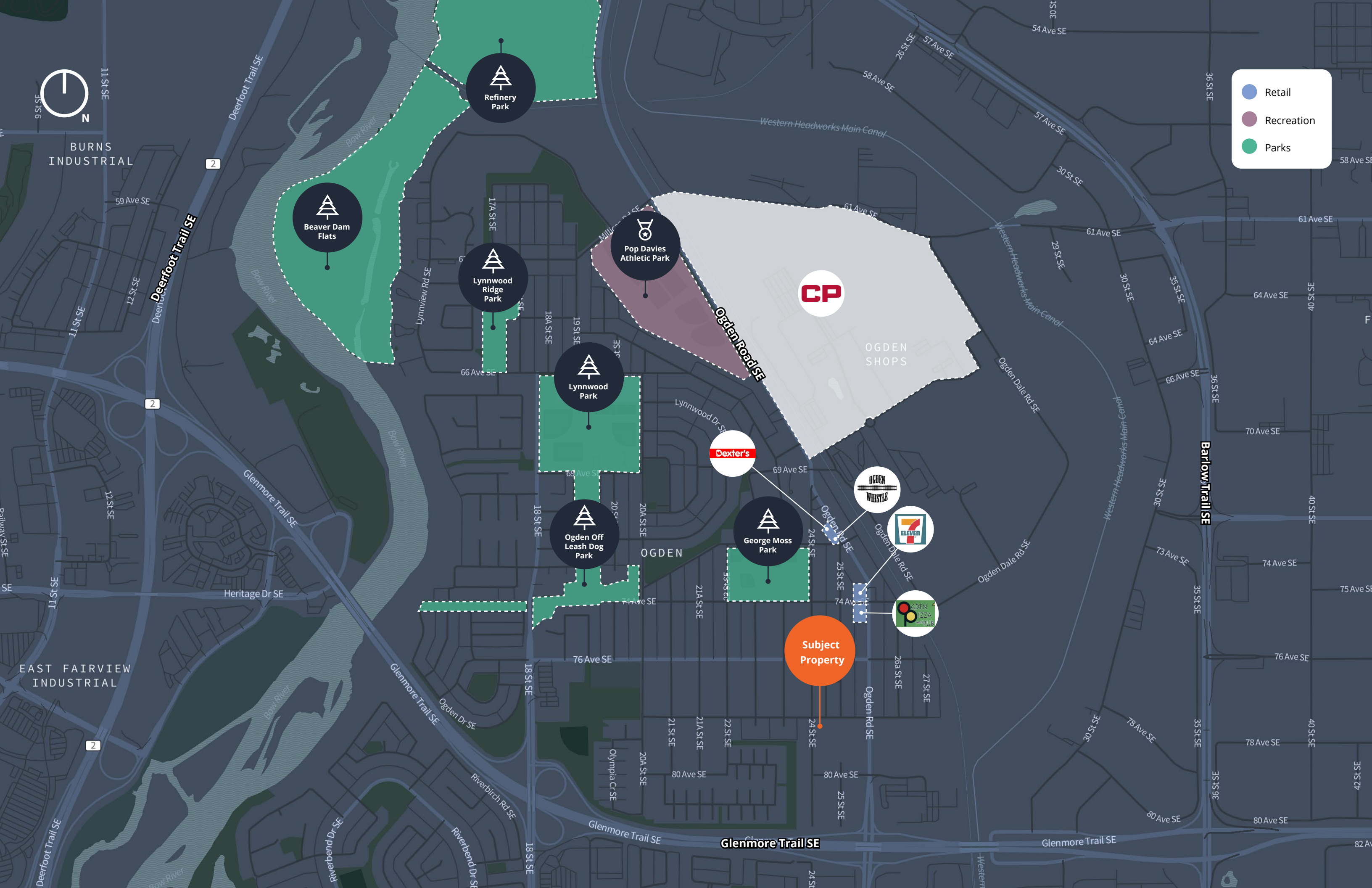
CONCEPTUAL DESIGN & FUTURE DEVELOPMENT

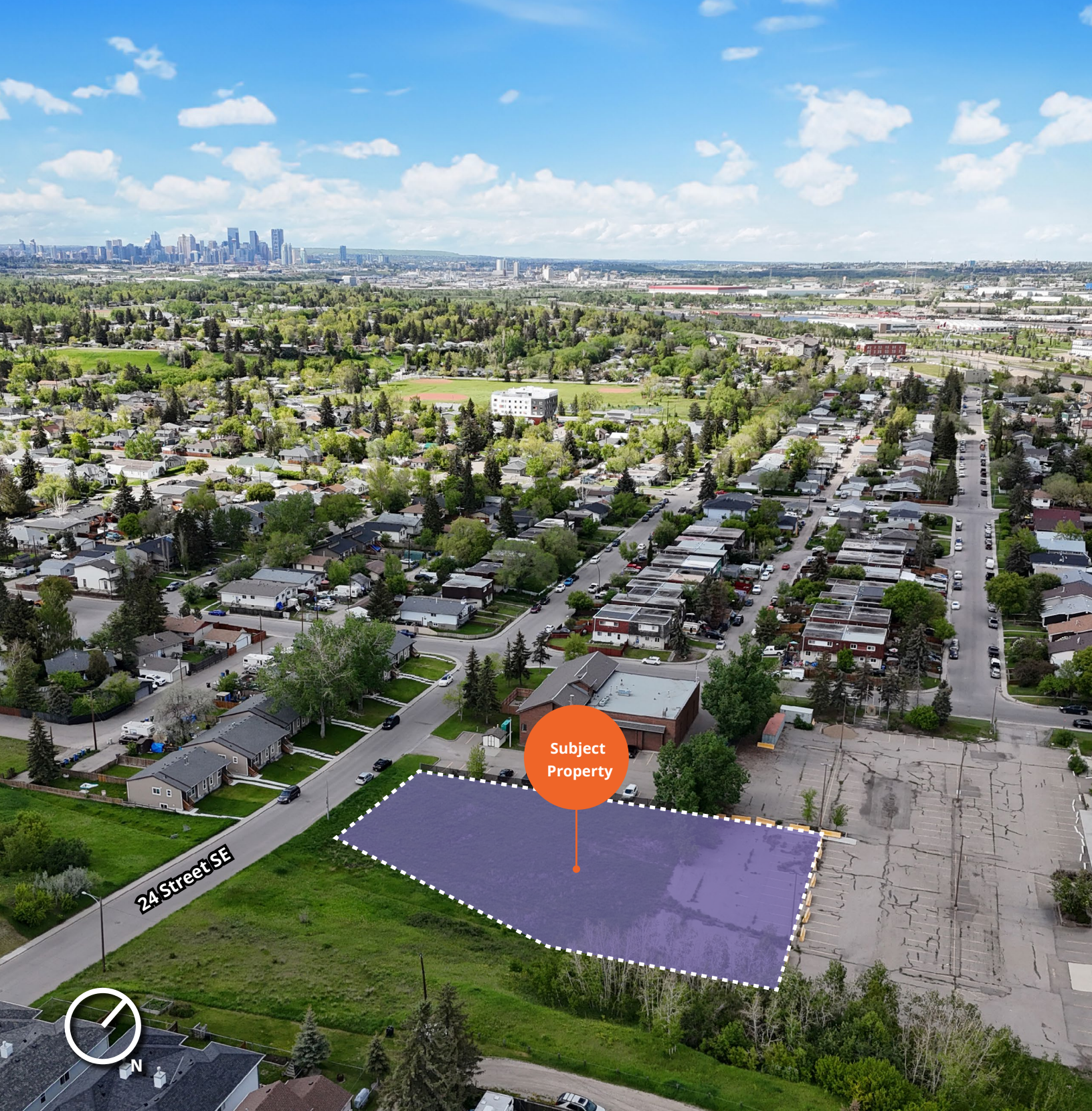
Proposed Project: The Vendor has developed two conceptual plans for a six storey mid-rise mixed-use building. Both options present a multi-residential development with main floor commercial units and underground parking. The conceptual plans also feature a gathering amenity space for residents as well as designated bike stalls.

Current Status: No Development Permit has been submitted, but the current land use permits for the development of a six storey mid-rise mixed use building similar to the conceptual design proposed.

Providing Density for a Transit Oriented Development: Transit Oriented Development is a key component of Calgary's growth strategy, aiming to create vibrant, walkable, and sustainable communities centered around public transit stations. The city's policies and plans, such as the Calgary Transportation Plan (CTP) and the Municipal Development Plan (MDP), support TOD by promoting higher density, mixed-use developments near transit stations.

Community Modernization: The community of Ogden is known for its mature neighborhood sprawl, characterized by well-established homes and tree-lined streets. However, it is in need of new infill development to attract new investment and unlock its potential. By introducing modern, high-density housing and mixed-use projects, Ogden can revitalize its urban landscape, enhance property values, and provide diverse housing options that meet the needs of a growing population.





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