

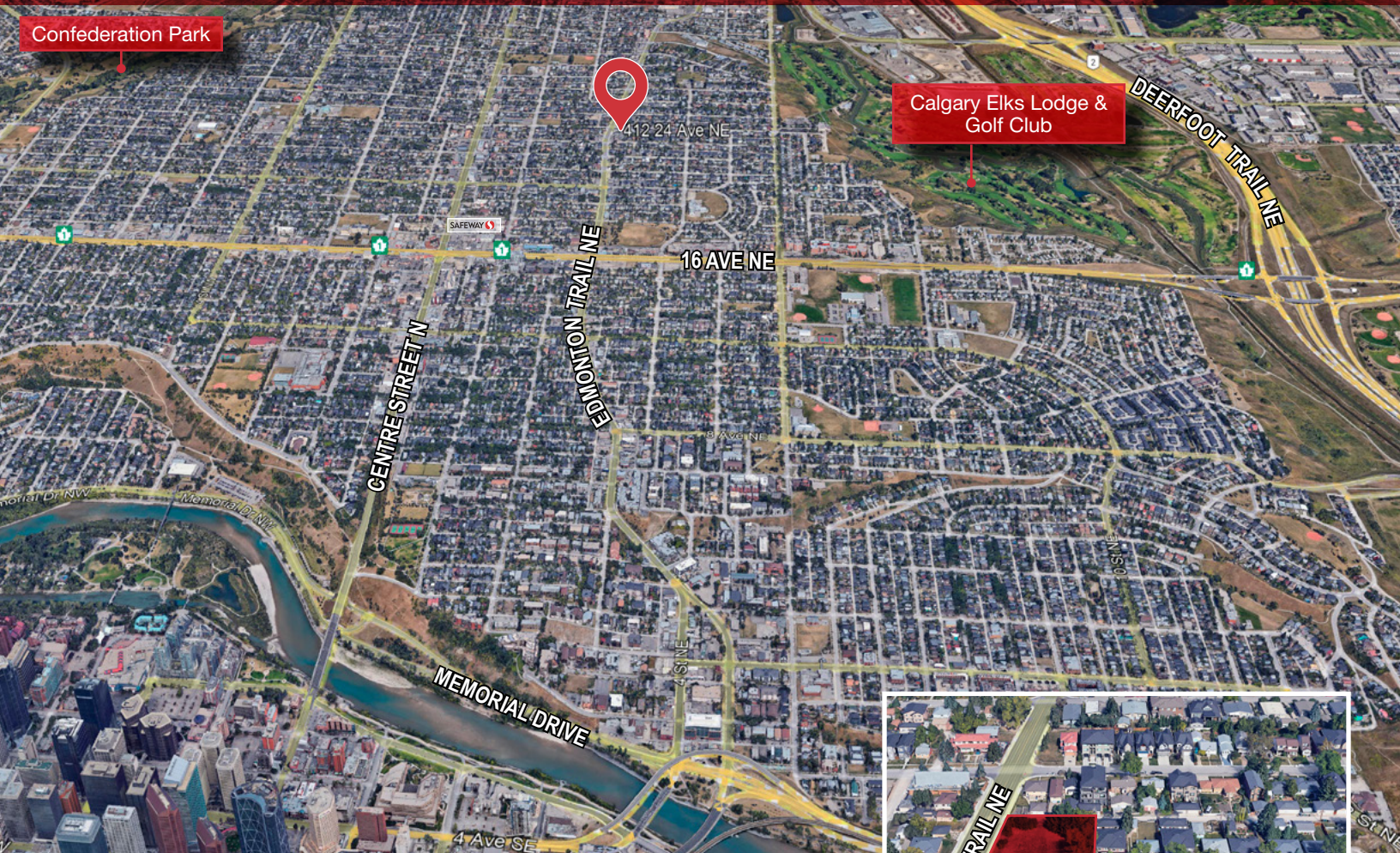


MUNICIPAL ADDRESS	412 24th Avenue NE
SITE SIZE	16,272 SF
LAND USE	C-COR 1 f2.5, h16
SALE PRICE	\$2,000,000

DEVELOPMENT POTENTIAL

Multi-Family Development Site

- Located in the community of Winston Heights/Mountview in North East Calgary.
- Nearby amenities include grocery store, restaurants and other retailers and services.
- Great access to Confederation park and number of neighborhood parks and playgrounds.



NEIGHBORHOOD DESCRIPTION:

- Winston Heights/Mountview is a low density residential community located along the west escarpment of Nose Creek Valley. Winston Heights/Mountview has good access to the Downtown via Edmonton Trail. Most of this area was built in the 1950s around an existing core of older war-time homes. Winston Heights/Mountview residents enjoy close proximity to Nose Creek Park, Elks Golf Club and the pathway system.
- The official boundaries of Winston Heights/Mountview are Edmonton Trail to the west, Deerfoot Trail to the east, 16 Avenue NE to the south, and the lane between 34 Avenue and 35 Avenue NE to the north.
- In June 2008 the City of Calgary published the Winston Heights/ Mountview Area Redevelopment Plan which had been in the works since 2006. This document governs a lot of our decisions about the future of our community. More information on the ARP and demographics can be found on the City of Calgary website (www.calgary.ca)
- In the City of Calgary’s 2016 municipal census, Winston Heights/ Mountview had a population of 3,645 living in 1,735 dwellings. With a land area of 3 km² (1.2 sq mi), it had a population density of 1,300/km² (3,400/sq mi) in 2012.



9 MINUTES
DRIVE
to Downtown
Calgary

14 MINUTES
WALK
to
Safeway

7 MINUTES
WALK
to the Winston
Golf Club

12 MINUTES
DRIVE
to Nose Hill
Park



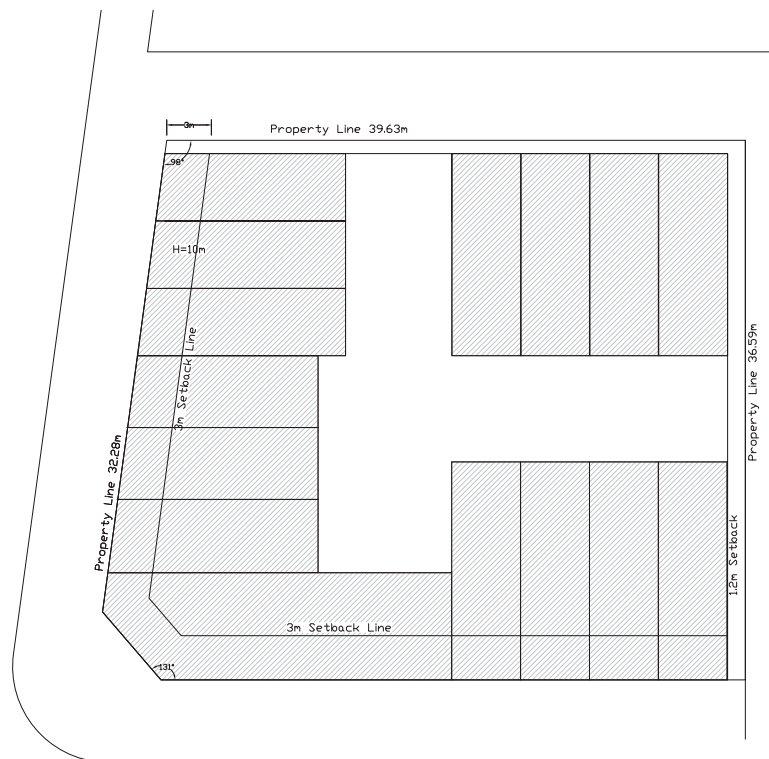
DEVELOPMENT POTENTIAL

- Low density residential townhomes
- Commercial or mixed use
- Mid-rise multi residential - condominiums or rental apartments

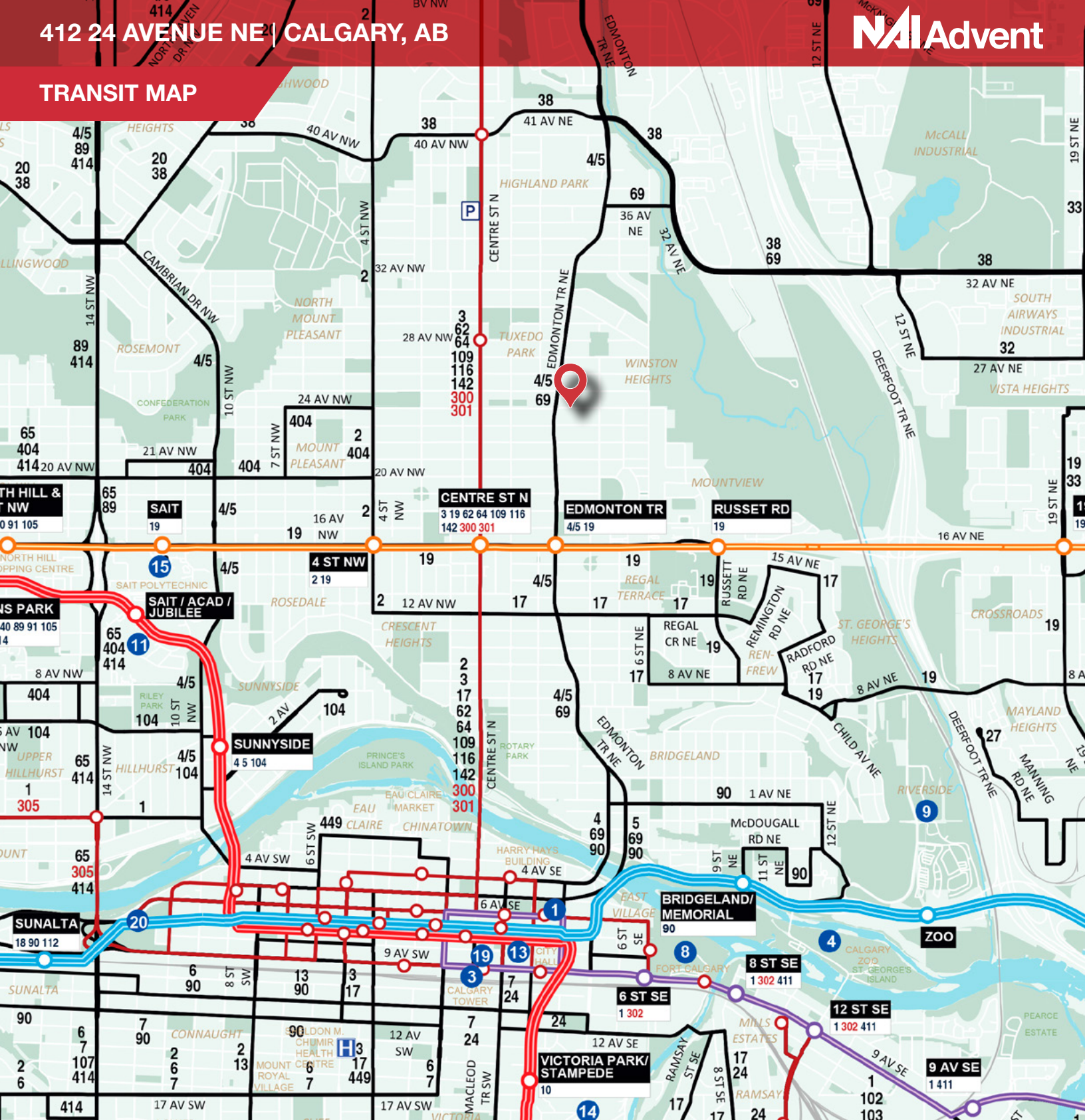
REASONS TO CONSIDER THIS INVESTMENT:

- Close proximity to all north inner city amenities, including shopping, schools for all ages and parks and recreation
- Current zoning allows for retail, business offices and discretionary multi-family residence
- Great location close to downtown as well as easy access to all major thoroughfares throughout the city (16th Ave, Deerfoot Trail, Memorial Drive, etc.)
- Multiple transit options including three blocks to the center street express bus to downtown Monday – Friday.

TOWNHOUSE CONCEPT PLAN



TRANSIT MAP



Contact Us

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