



FOR SALE

BELTLINE TERRACE

215 15 AVENUE SE

CALGARY, AB

THE BELTLINE | 16-UNIT MULTIFAMILY

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INVESTMENT SUMMARY

A fully renovated, turnkey 16-unit residential building in Calgary's Beltline, 215 15 Avenue SE offers in-place income, below-market assumable financing, rent-controlled cash flow under the MLI Select program, and long-term development optionality including potential air rights.

PRICE

\$3,750,000

\$234,375 per door

CAP RATE

5%

STABILIZED NOI

\$194,033

(\$12,127 per door)

ASSUMABLE FINANCING

An assumable mortgage with Peakhill Capital, fixed at **4.46% to June 1, 2033**

Balance	~\$3,562,000
Rate	4.46% fixed



MLI SELECT RENT CONTROL

80% of units are rent-controlled under the MLI Select affordable housing program

Max affordable rent	\$1,738 / mo
Cap escalation	+ annual CPI
In-place vs. cap	Below cap

UNIT MIX

TYPE	UNITS	IN-PLACE	MARKET
BACHELOR	9	\$1,184	\$1,450
1 BED	7	\$1,370	\$1,593
TOTAL/AVG	16	\$1,265	\$1,513

UPGRADES

- **FULL** unit renovations (flooring, kitchens, and appliances throughout)
- Common-area cosmetic repairs to each wing
- 15 windows replaced
- ButterflyMX building access system installed
- Laundry area retrofit
- New glass and landscaping to the exterior

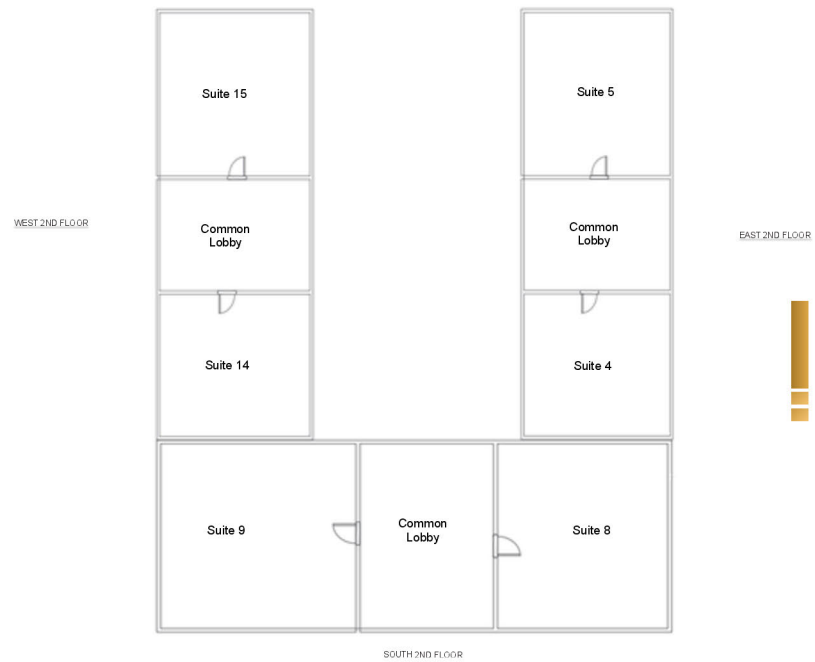




FLOORPLANS



**GROUND
FLOOR**



SECOND FLOOR



BASEMENT

RENT ROLL | REVENUE POTENTIAL

9.735%

15/16 UNITS LEASED

\$20,250 /MONTH

IN-PLACE COLLECTED RENT

vs.

\$24,035 /MONTH

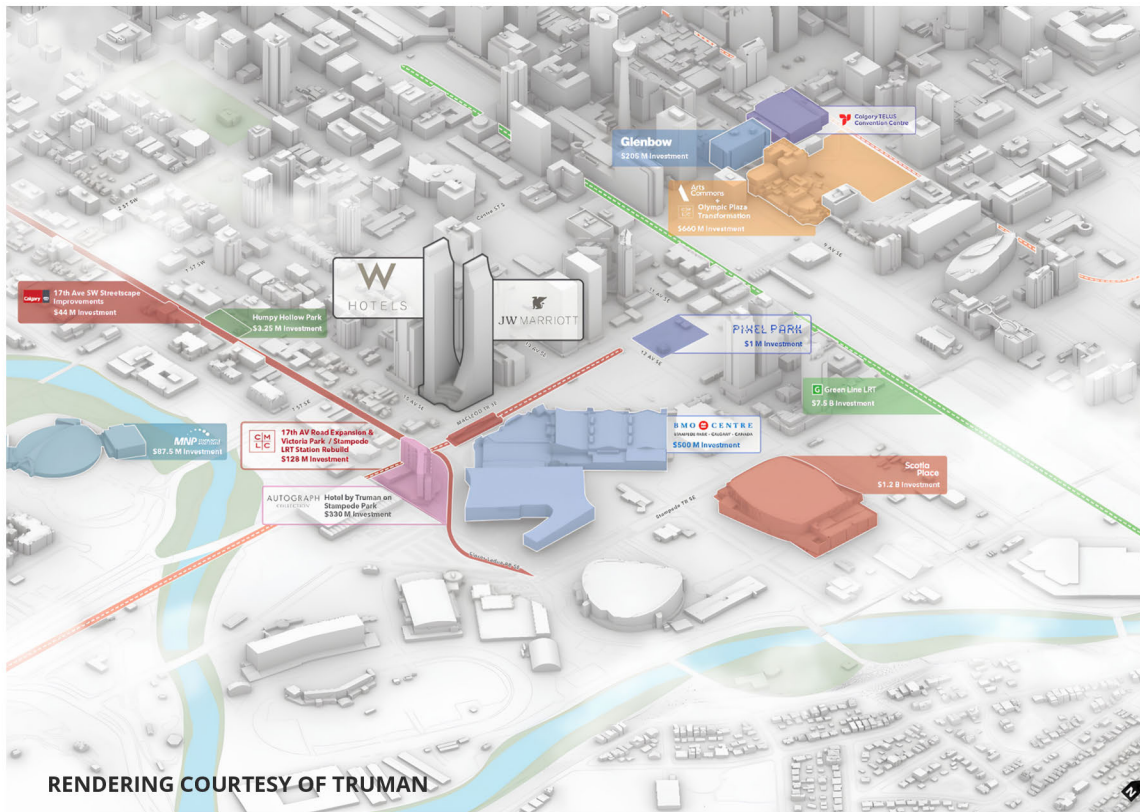
TOTAL MARKET RENT

RENT CONTROL | MLI SELECT

80% of units fall under the MLI Select affordable program. The maximum affordable rent for these units is **\$1,738/month** (Calgary), rising annually by CPI. In-place rents sit below this cap, leaving room to increase rents across the building.

OPERATING COST IMPACT

Envelope upgrades cut electricity from **\$24,694 (2024)** to **\$10,234 (2025)**. The operating expense ratio now sits at **24%**: a well-maintained asset with a significantly reduced deferred-maintenance profile.



Source: trumanhomes.com/jw-marriot-partnership



Beltline Terrace is surrounded by some of Calgary's most significant recent development activity. **The W Hotel & Residences** brings a flagship luxury hospitality and residential brand to the neighbourhood. Directly across the street, the new **Scotiabank Stadium** is currently under construction, a major sports and entertainment venue set to reshape foot traffic, energy, and demand in the Beltline for years to come.



SB VICTORIA PARK / STAMPEDE CTRAIN STATION



3 MIN WALK



W & JW MARRIOTT HOTELS & RESIDENCES (OPENING 2029)

1 MINUTE WALK



17TH AVENUE SW | RESTAURANTS & RETAIL

10-20 MINUTE WALK



SCOTIABANK SADDLEDOME

8 MINUTE WALK



BMO CENTRE

4 MINUTE WALK



SCOTIA PLACE (OPENING 2027)

10 MINUTE WALK



DOWNTOWN CORE

15 MINUTE WALK



98

WALKER'S PARADISE

Daily errands do not require a car.



95

BIKER'S PARADISE

Daily errands can be accomplished on a bike.

STAMPEDE PARK

MINUTES AWAY

ZONED FOR SHORT-TERM RENTALS, OFFERING SIGNIFICANT REVENUE INCREASE POTENTIAL BEYOND THE IN-PLACE RESIDENTIAL MODEL.

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**Contact Us For
More Information.**



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