



# Beltline Development Opportunity

Brad Stone, Partner  
403-613-2898 | [brad@cvpartners.ca](mailto:brad@cvpartners.ca)

## Details

**Asking Price:** \$1,699,000

**Land Use:** CC-X (Centre City Mixed Use District)

**Legal Description:** Lot 1, Block 8, Plan 0810343

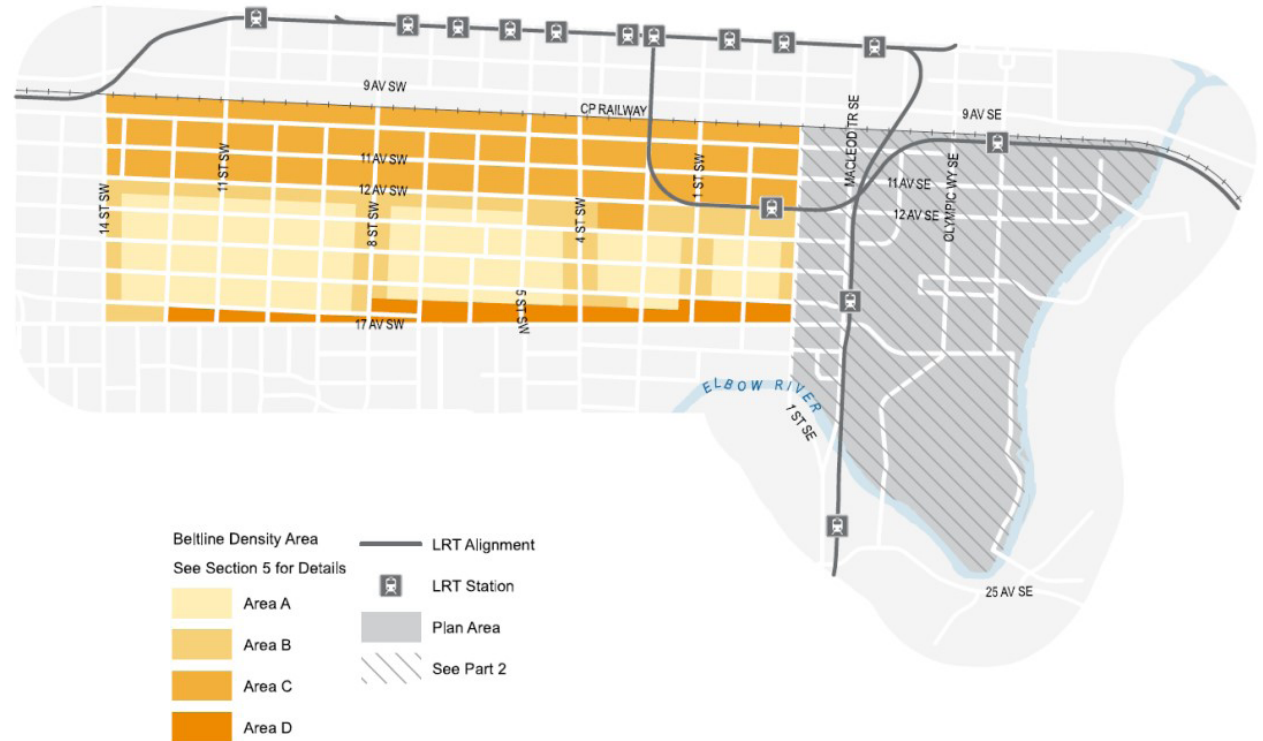
**Lot Area:** 8,130 SF

**Frontage:** 65 FT

**Depth:** 123 FT

**City Assessment:** \$1,460,000 (2024)

**Taxes:** To Be Verified



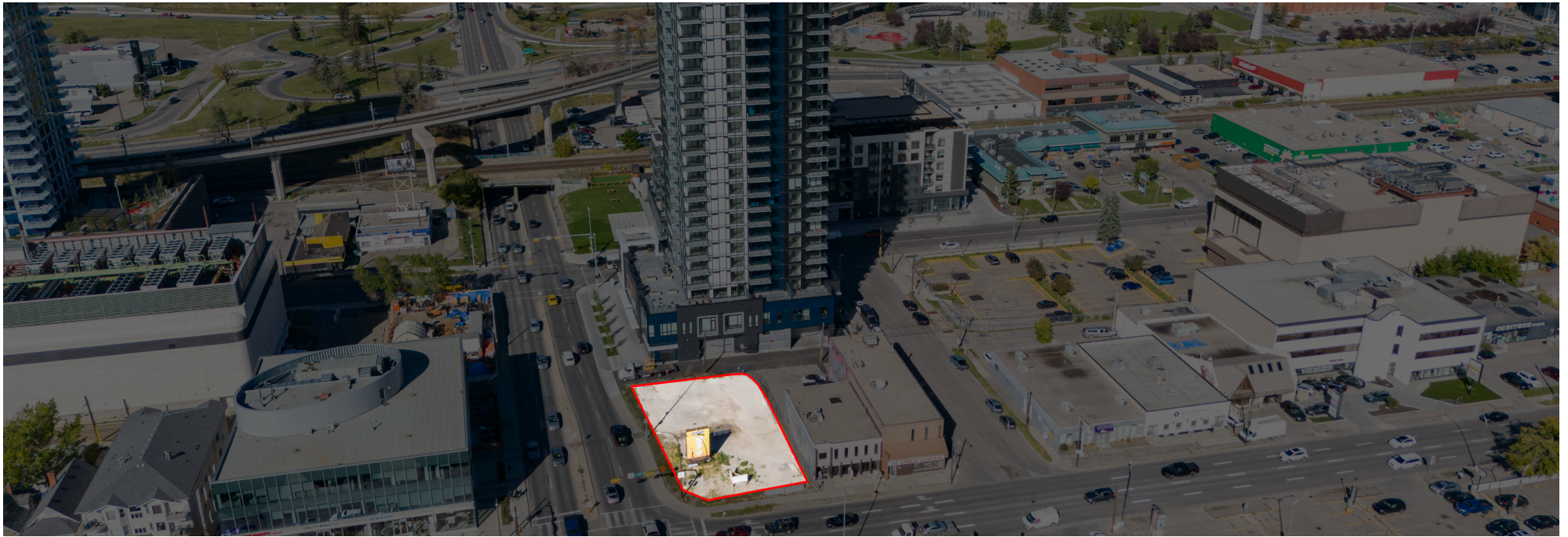
- **Statutory Planning Policy:** Approval for land use of 8 FAR, with potential for up to 12 FAR with bonuses.
- **Redevelopment Area:** Located within "Area C" of the Beltline Area Redevelopment Plan, offering immense growth potential.
- **Prime Corner Location:** Excellent exposure at the intersection of 14th Street SW and 11 Ave SW.
- **Vibrant Beltline Neighborhood:** Surrounded by rich amenities such as restaurants, shops, and services in one of Calgary's trendiest areas.
- **Proximity to Transit:** Just two blocks from the Sunalta LRT station, offering excellent public transit access.
- **High-Density Development:** Surrounded by recent high-rise developments, with growth and revitalization all around.



Density area	Base density (Floor Area Ratio FAR)	Maximum density with bonuses and transfers of density (in FAR)
A	5.0	7.0
B	*3.0 for Commercial West of Macleod Trail 5.0 for Commercial East of Macleod Trail 5.0 for Residential/mixed-use	*3.0 for Commercial West of Macleod Trail 8.0 for Commercial East of Macleod Trail ****9.0 for Residential/mixed-use
C	5.0 for Commercial 8.0 for Residential/mixed-use	8.0 for Commercial 12.0 for Residential/mixed-use
D	**3.0	***3.0 West of Centre Street 4.0 East of Centre Street

*This corner lot is strategically positioned in the Beltline, one of Calgary's most sought-after districts for high-density residential and mixed-use development. With an approved FAR of 8 and potential bonuses for 12 FAR, the site presents a valuable opportunity for developers looking to create a significant urban project.*





*This vibrant urban neighborhood has experienced significant revitalization over the past decade, making it a hotspot for new projects. The area is strategically located next to Calgary's downtown core, offering proximity to business hubs, entertainment districts, and cultural landmarks. Additionally, it is part of the Beltline Area Redevelopment Plan, which focuses on increasing urban density and revitalizing underutilized spaces. With many recent high-rise residential and commercial developments, the Beltline offers a range of amenities, including restaurants, shops, and parks, contributing to a high quality of urban living. This combination of residential, commercial, and urban amenities enhances the district's appeal for mixed-use developments.*

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