

FOR SALE – NIMMONS

1420 - 19 Avenue SW, Calgary, Alberta

IPA INSTITUTIONAL
PROPERTY
ADVISORS

A DIVISION OF
MARCUS & MILlichap, BROKERAGE



84 INSTITUTIONAL-QUALITY SUITES
LOCATED STEPS FROM CALGARY'S COVETED RED MILE DISTRICT

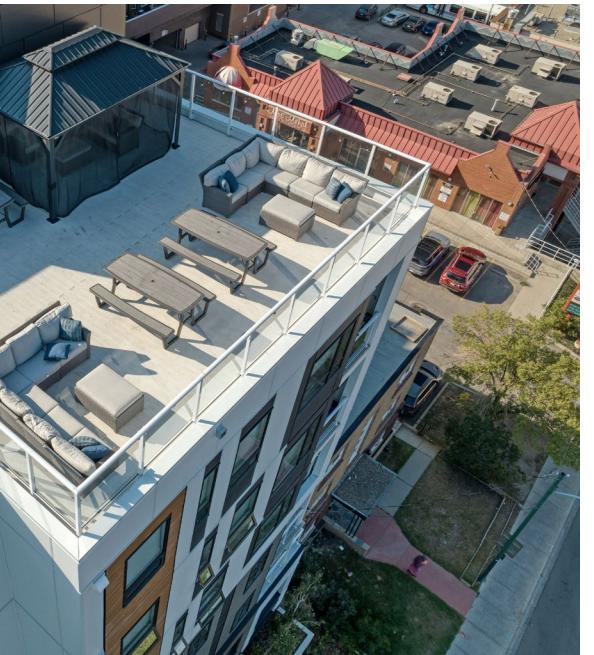


THE OPPORTUNITY

Nimmons presents a rare opportunity to acquire an institutional-quality, six-storey multifamily asset in the highly sought-after community of Bankview. The property benefits from exceptional walkability, efficient transit connections to the Central Business District, and proximity to the Beltline and surrounding urban neighbourhoods. Anchoring the development is the historic Nimmons House, thoughtfully integrated into the site to complement the contemporary architecture, preserving its heritage significance while enhancing the property's character and long-term value.

PROPERTY DETAILS

Address	1420 - 19 Avenue SW, Calgary, Alberta
Community	Sunalta
Suites	84
Site Area	±32,507 SF
Construction	Wood Frame
Average Suite Size	661 SF
Parking	74 underground stalls



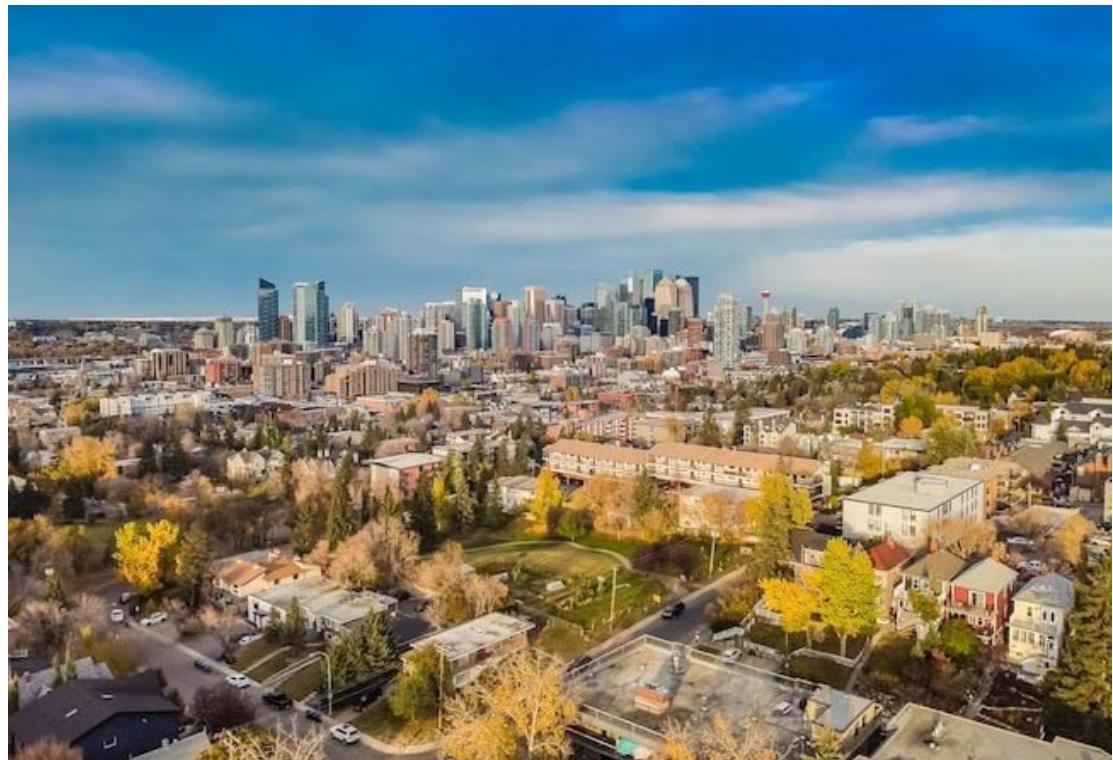
84
TOTAL SUITES

RESIDENTIAL SUITE MIX

45%	
55%	
TWO BED	38
ONE BED	46

LOCATION OVERVIEW

Bankview is a vibrant yet refined neighbourhood, distinguished by its tree-lined streets and exceptional connectivity. Ideally situated just minutes from the iconic Red Mile, Nimmons offers effortless access to an eclectic selection of upscale restaurants, charming cafés, stylish boutiques, and lively entertainment. The community is further enhanced by nearby green spaces, including Bankview Park and Buckmaster Park, providing serene outdoor retreats within the urban landscape.



BANKVIEW

DEMOGRAPHICS (2KM)



86,772

Population
(2025)



19.8%

Projected 5 Year
Population Growth



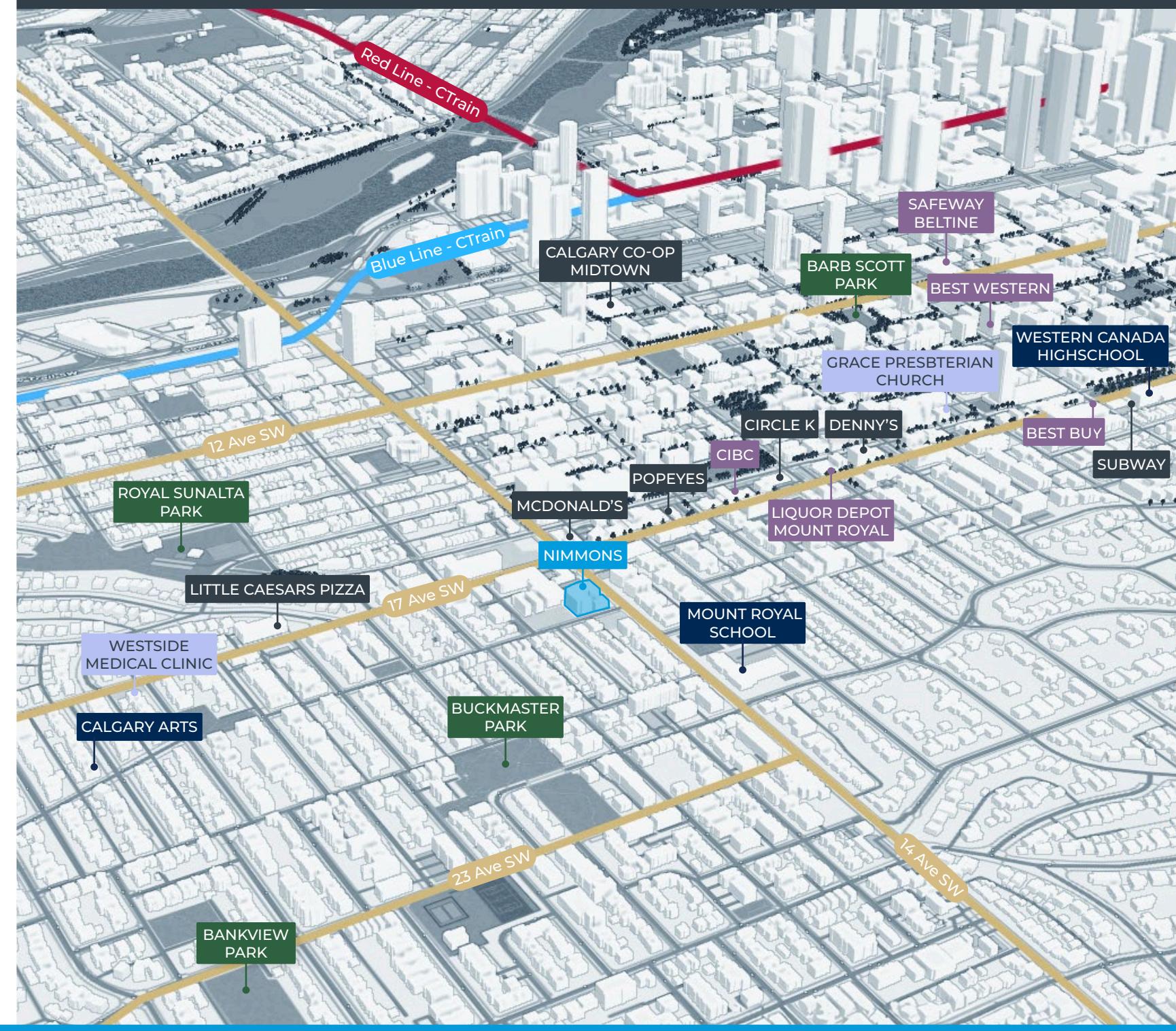
\$189,025

Average
Household income



34.9

Median Age





ALL INQUIRIES REGARDING THIS PROPERTY SHOULD BE DIRECTED TO:

PAUL CHAPUT

Senior Managing Director
D: (587) 756-1545
pchaput@ipammi.ca

BRADLEY GINGERICH

Senior Managing Director
D: (587) 756-1575
bgingerich@ipammi.ca

BRADYN ARTH

Senior Managing Director
D: (587) 756-1555
barth@ipammi.ca

JANE PASCAL

Senior Director
D: (587) 756-1565
jpascal@ipammi.ca

NICHOLAS CRYANS

Associate
D: (778) 870-3572
ncryans@ipammi.ca

ISABELLE MILLIGAN

Associate
D: (780) 263-2902
imilligan@ipammi.ca

CONCHITA GALVEZ

Senior Business Operations Coordinator
D: (587) 765-1600
cgalvez@ipammi.ca

IPA

INSTITUTIONAL
PROPERTY
ADVISORS

A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE