

FOR SALE

Bankview Multi-Family Development Site

2250 17a Street SW | Calgary, AB



2250 17a Street SW

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2250 17a Street SW

21 Avenue SW

17b Street SW

17a Street SW

Colliers is pleased to present the exclusive opportunity to acquire an infill multi-residential development site (the "Site") located in the desirable Bankview neighbourhood of Southwest Calgary.

The inner-city location in the popular Bankview neighbourhood allows for quick access to the shops and restaurants of both Marda Loop and the 17th Avenue Arts & Entertainment District. The rapidly gentrifying community is popular with both renter and home owners given its convenient inner-city location and proximity to the downtown core.

The 0.47 acre Site is rectangular in shape and stretches between 17A and 17B offering street front access on both street elevations. The zoning is M-CG d111 Multi-residential - Contextual Grade-Oriented with a recently approved Development Permit (April 2025) for the development of a three-building, 24 one-bedroom suite "stacked townhouse" style development.

This is an exceptional opportunity to secure a high quality infill development site with an in-place development permit in Calgary's robust multi-residential market.



Prime Inner-city Location

- Situated in the heart of Calgary's popular Beltline district
- Rapidly gentrifying community with significant new infill development
- Quick access to the shops and restaurants of Marda Loop and the 17th Avenue Arts & Entertainment District
- Close proximity to the downtown core



Strong Calgary Rental Market Fundamentals

- Calgary is projected to be amongst the leaders in the key economic metrics that drive the multi-residential market; GDP Growth, employment growth, population growth and net in-migration
- Calgary's rental market has rapidly tightened over the past 36 months with continued strength forecast through 2025



Rare Immediate "Value-add" Opportunity

- Large 0.47 acre infill site within Bankview
- Development Permit approved in April 2024
- Plans include a 24 one-bedroom "stacked townhouse" style development in three separate structures
- 23 surface (5 covered) parking stalls
- Attractive development financing available

OFFERING PRICE: \$2,800,000

proposed development:

0.47
ACRES

SITE AREA

M-CG D111

MULTI-RESIDENTIAL ZONING

April 2025

DP APPROVED

24

SUITES

624 SF

AVG. SUITE SIZE

100%

1 BR SUITES

23

SURFACE
PARKING STALLS

Downtown
Core

2250
17a St SW

location highlights

2250 17A Street SW is located within the desirable inner-city neighbourhood of Bankview. offering close proximity to the shops, restaurants and commercial offerings of the trendy Marda Loop area as well as 17th Avenue Arts and Entertainment district. With access to the CBD only a 5 minute car or bus ride away via 14th Street SW, the area is a popular location for young professionals.

LOCATION HIGHLIGHTS

- Situated in the heart of Calgary's popular Beltline district
- Rapidly gentrifying community with significant new infill development
- Quick access to the shops and restaurants of Marda Loop and the 17th Avenue Arts & Entertainment District
- Close proximity to the downtown core

Driving
Time

▲ **4 MINS**
TRAIN STATION

▶ **3 MINS**
17TH AVENUE
ENTERTAINMENT DISTRICT

◀ **11 MINS**
DOWNTOWN CORE



**Average
Household Income (5KM)**
\$175,904 versus \$106,300 (Canada)

surrounding amenities



Food, Drink, and Grocery

1. Little Green Mart
2. Blush Lane Organic Market
3. Safeway
4. Tim Hortons Express
5. Volos Pizza
6. Our Daily Brett
7. Bankview Public House
8. Moti Mahal Restaurant
9. Earls Kitchen + Bar
10. Mercato
11. Whiskey Rose Saloon
12. Mc Donald's
13. Jamesons Irish Pub
14. Tim Hortons



Services

1. Circle K
2. Esso
3. Petro-Canada
4. RBC Royal Bank
5. Scotiabank
6. ATB Financial
7. PAWS Dog Daycare
8. TD Canaca Trust



Parks and Entertainment

1. Bankview Community Garden
2. South Calgary Park
3. Earl Grey Park
4. Cliff Bungalow Off Leash Area
5. Shaw Millennium Park



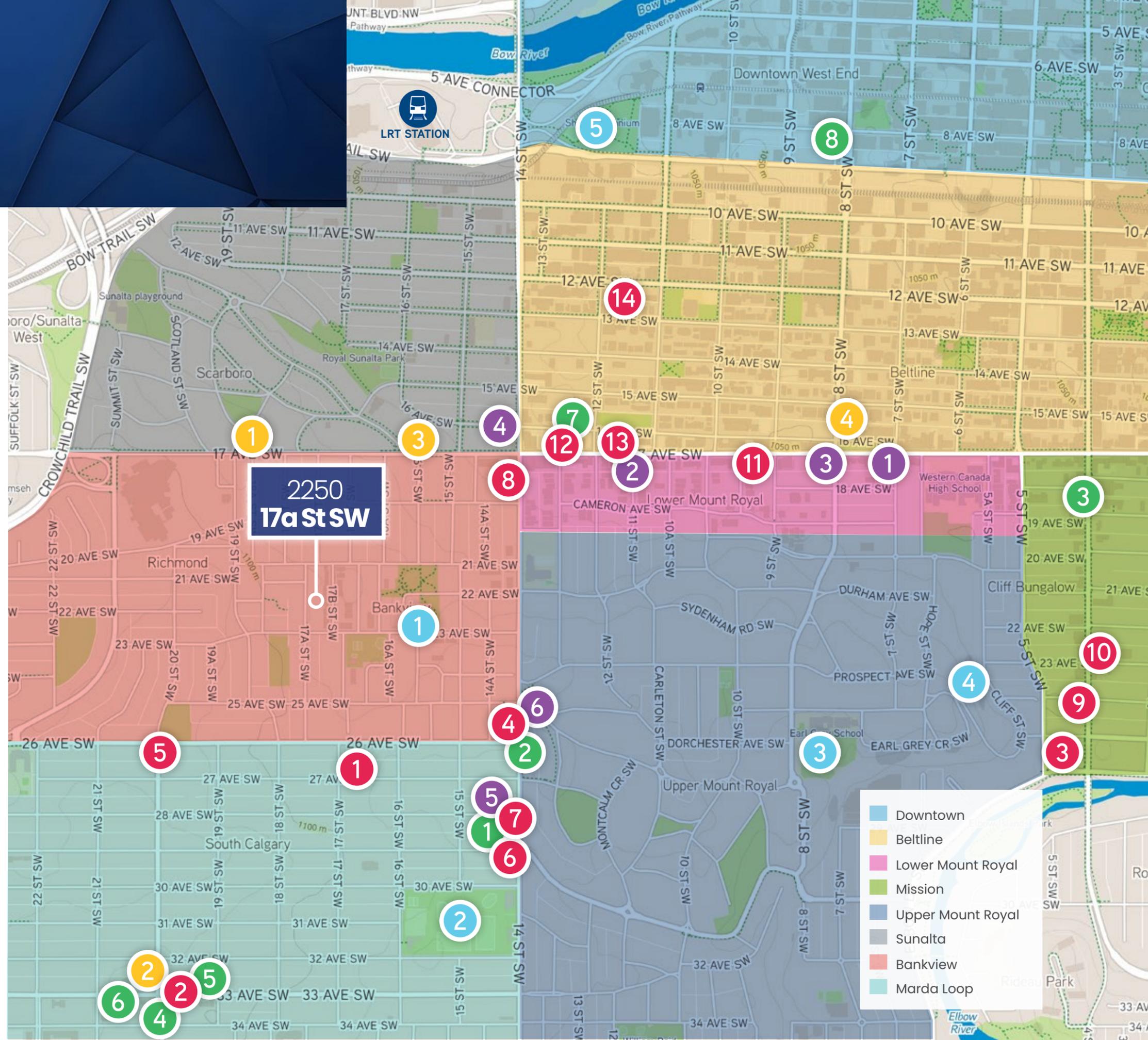
Health and Wellness

1. Westside Medical Clinic
2. Provital Health & Wellness Ltd
3. Preventous Collaborative Health
4. Pure Health & Wellness Inc



Shopping

1. Shoppers Drug Mart
2. Veronica Flowers
3. Best Buy
4. Savvy Clothing
5. The Place For Men
6. Solo Liquor Bankview



■	Downtown
■	Beltline
■	Lower Mount Royal
■	Mission
■	Upper Mount Royal
■	Sunalta
■	Bankview
■	Marda Loop

proposed development

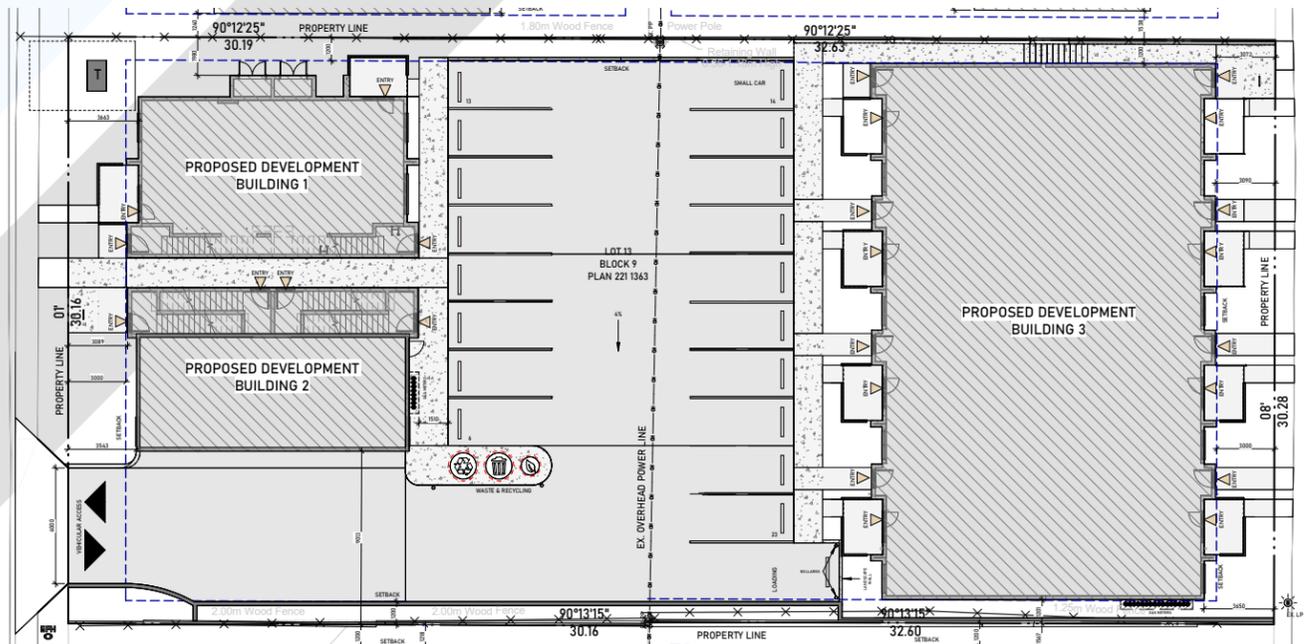
The Vendor has an approved development permit (April 2025) for a three building, 24 suite townhouse style multi-family projected as outlined below.

Unit Count And GFA

Level	1 Bed	GFA (m ²)	GFA (ft ²)	Total Units
1	10	632	6,798	
2	12	643	6,922	
3	2	117	1,264	
Total	24	1,392	14,984	24
Unit%	100%			

Amenity Area (Space Breakdown)

Level 1	
Private Balconies	50 m ²
Level 2	
Private Balconies	60 m ²
Level 3	
Private Balconies	10 m ²
Total Private Amenity Area	120 m ²



market
overview





ALBERTA MARKET OVERVIEW

Located in Western Canada, the province of Alberta has been a key driver of the Canadian economy for over a decade. As Canada’s fourth most populous province with an estimated population of 4.96 million, Alberta is recognized globally as a business and energy hub offering spectacular landscapes, fertile soils, regulatory environment, rich forests, and a thriving petroleum industry. The province benefits from a favourable tax rate as there’s no provincial sales tax and a relatively lower personal and corporate tax rates.

Since 2015, softer oil and gas prices created an opportunity for the province to proactively streamline energy sector operations and work to diversify the economy into additional growth markets such as logistics and distribution, agtech and technology. Although the effects of COVID-19 delayed the province’s economic recovery, the post COVID period has shown market fundamentals rapidly improving with projections for future gains in all the major economic metrics. In fact, recent projections by Oxford Economics forecast Alberta to once again lead the nation in Real GDP growth, total employment, household income per capita, and population growth.

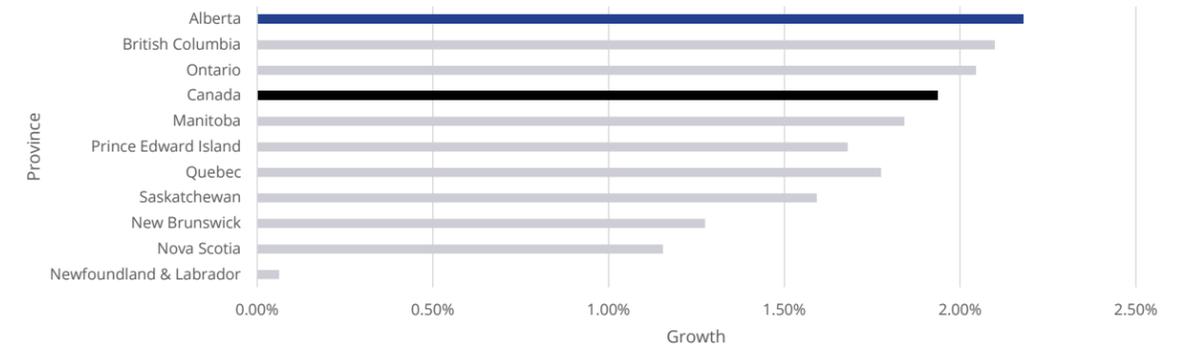
PROVINCIAL ECONOMIC INDICATORS - FORECAST 2025-2030

Metric	Leader	Second	Third	Canada
Real GDP Growth	Alberta 2.18%	BC 2.10%	Ontario 2.05%	1.94%
Total Employment Growth	Alberta 1.72%	BC 1.14%	Saskatchewan 1.09%	0.97%
Unemployment Rate	Quebec 4.93%	Saskatchewan 5.39%	Manitoba 5.45%	6.00%
Personal Income (\$/person)	Alberta 67,796	BC 67,298	Ontario 62,924	62,308
Population Growth	P.E.I 1.47%	Alberta 1.44%	BC 0.83%	0.64%

Source: Oxford Economics (March 2025)

Alberta’s economy is once again forecast to lead the nation in economic growth

PROVINCIAL ANNUAL GDP GROWTH 2025-2030



Source: Oxford Economics (March 2025)



The Alberta Advantage

- No provincial sales tax
- No land transfer tax
- No rent control
- Lowest combined federal/provincial personal income tax rate
- Lowest corporate income tax rate
- No pay roll or general capital tax
- Lowest fuel tax

Total Employment Growth
Personal Income
GDP Growth



CALGARY MARKET OVERVIEW

Located at the foothills of the Canadian Rocky Mountains, Calgary is the largest city in Alberta and the fourth largest in Canada with a population of 1.6 million. After a record-breaking surge of over 95,000 people in 2023, a 5.9% increase, population growth in 2024 moderated to a more stable pace, with population growing by approximately 1.37% in 2024. Calgary's robust growth can be attributed to its title as Canada's energy capital. Given its strategic location, Calgary is also Western Canada's distribution hub city, servicing markets in Southern Alberta as well as neighbouring provinces and states. With Alberta's vast and fertile agricultural base, Calgary is a market leader in the agribusiness industry. Calgary is projected to grow by a further 108,000 people over the next five years.

With an established presence in the energy, natural resource, agribusiness, and transportation and logistics markets, Calgarians have recently begun a stronger push toward further economic diversification. Strategic initiatives within both the private and public sector are underway to drive industry focus to the emerging and growth clusters of tourism, creative industries, life sciences/health, and financial services.

Calgary is highly regarded as the fifth most "livable" city in the world (Global Livability Index, 2024) when measured against indicators such as stability, healthcare, culture and environment, education, and infrastructure. Combined with improving economic conditions, Calgary exhibits the fundamentals necessary for a high quality of life and will continue to draw human and investment capital to the city.

HIGHLIGHTS

- Alberta's most populous city with a total CMA of over 1.6 million
- Economic hub of Alberta
- Ranked as one of the world's most "livable" cities
- Strong natural resource driven economy
- Recent diversification away from oil and gas
- The lowest "rent to income" amongst Canada's largest cities
- Door step to Banff National Park and the Canadian Rocky Mountains
- Record-breaking in-migration to Calgary in 2023, followed by a transition to stable, steady growth

RENTAL MARKET OVERVIEW

- After declining from a peak of 6.3% in 2020 to 1.4% in 2023, vacancy rose by approximately 3% in 2024, reflecting a natural market stabilization as supply catches up to demand.
- Since COVID (2020), rental rate growth has averaged ~10% per year. In 2024, rent growth remained at roughly 10%, a sign of a more balanced market following the sharp ~17% increase in 2023.
- With supply expanding and demand remaining strong, Colliers projects both rents and population will grow at a more sustainable, steady pace in the coming years

HISTORICAL VACANCY AND RENTAL RATES



Calgary is forecast to be the leading Canadian city for key economic drivers of multi-residential real estate, real GDP growth, employment growth, and personal income per capita.

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