

Off-Market Opportunity

FOR SALE

0.67± Acres

Multi-Family Residential Site



West Hillhurst

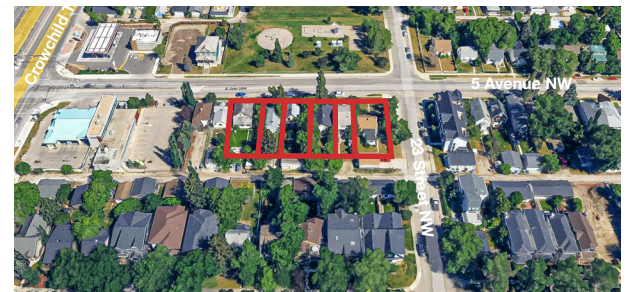
2401 - 2417 5th Avenue NW | Calgary, Alberta

LOCATION HIGHLIGHTS

- » Prime Location: Fronting onto Grand Trunk Park, minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Bow River pathways. It is bounded by Memorial Drive to the south, 19th Street NW to the west, and Crowchild Trail to the east.
- » Development Potential: Rezone this half-block to Mixed-Use (MU-1F4.0H16) to match adjacent properties, ideal for high-density development.
- » Ideal Site: Flat land, free of power poles, perfect for streamlined construction and development.
- » Rental Income: Six houses currently generating income while planning your development.

PROPERTY DETAILS

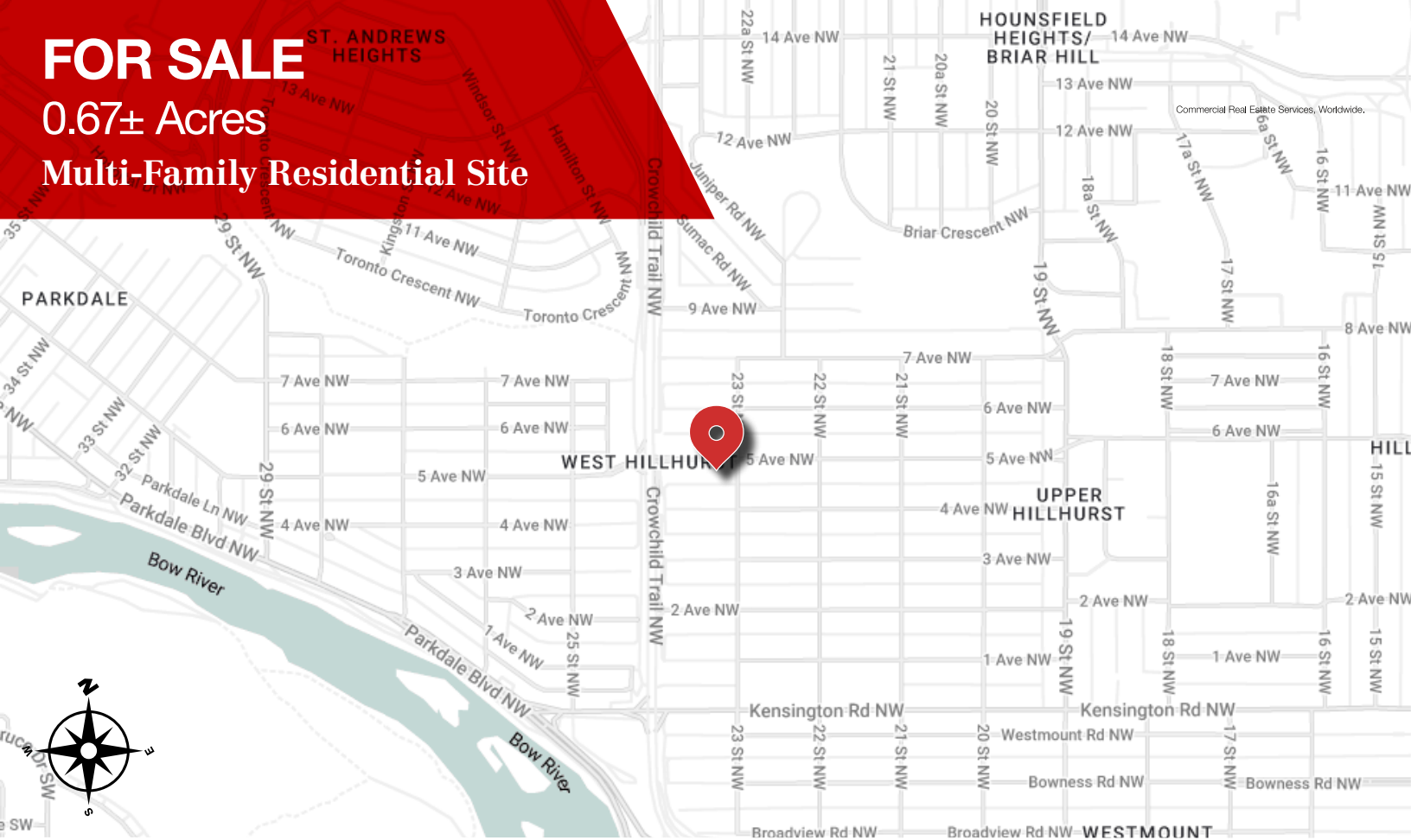
Address	2401 - 2417 5th Avenue NW
Site Size	0.67± Acres
Current Land Zoning	R-CG
Proposed Land Zoning	MU-1F4.0H16
Price	\$ 5,500,000
Contact	Omed Mehri



FOR SALE

0.67± Acres

Multi-Family Residential Site



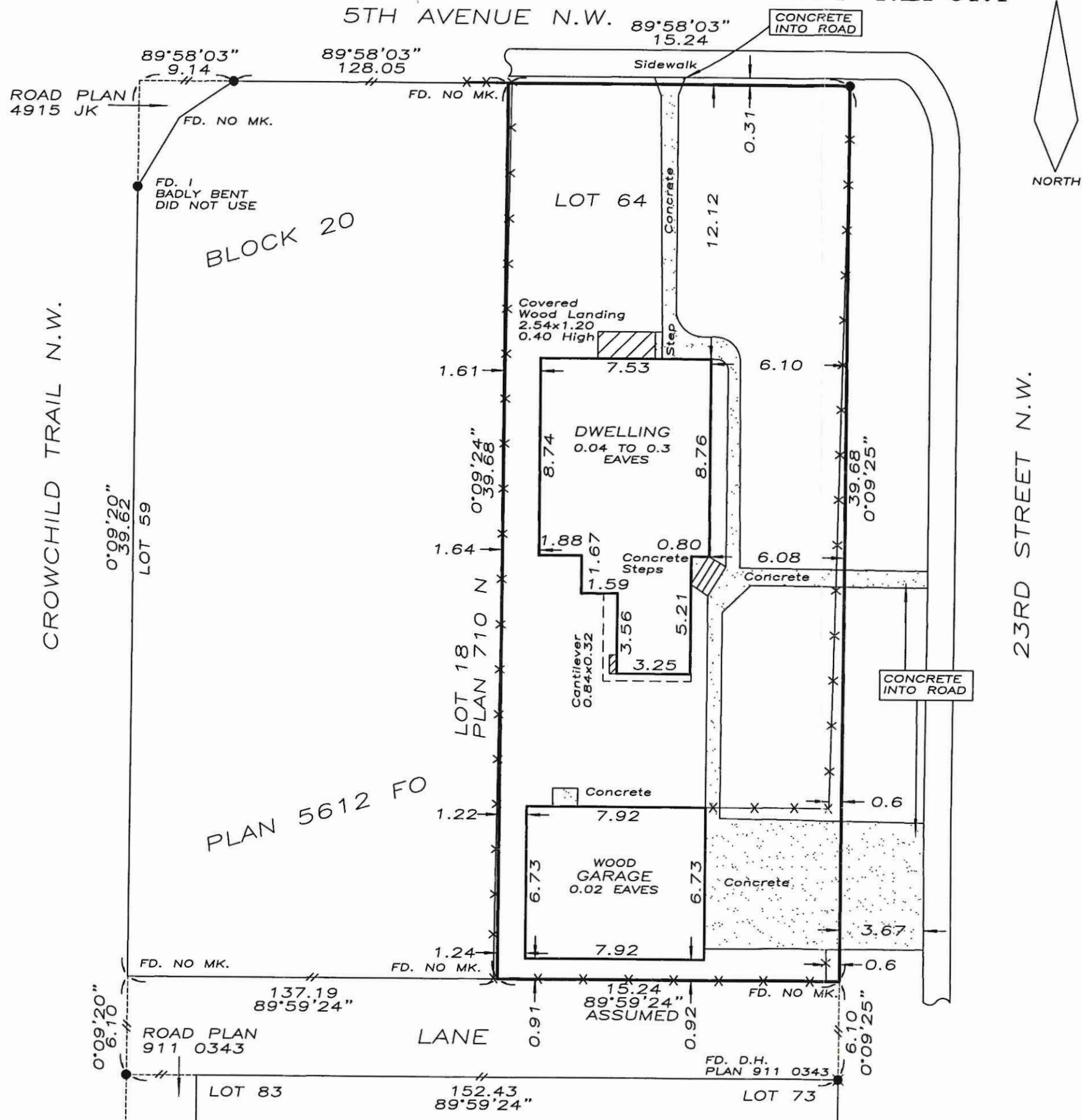
DETAILS FOR 2401 - 2417 5 Avenue NW

Address	Lot Frontage FT	Year Built	Lot Area SF	Property Tax Amount (2023)	Zoning	Possession Type
2401 5 AVE NW	50	1947	6500	\$3,699.92	R-CG	TENANT
2405 5 AVE NW	28.35	1980	3685.5	\$2,793.02	R-CG	TENANT
2407 5 AVE NW	34.28	1931	4456.4	\$2,954.03	R-CG	VACANT
2411 5 AVE NW	37.37	1911	4858.1	\$3,236.61	R-CG	TENANT
2413 5 AVE NW	25	1941	3250	\$2,257.42	R-CG	VACANT
2417 5 AVE NW	50	1911	6500	\$3,466.63	MU-1F4.0H16	VACANT
Totals	225	N/A	29250	\$18,407.63	N/A	N/A

Omed Mehri
Associate
Broker, REP
omehri@gmail.com
(403) 835-2200

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

5TH AVENUE N.W. 89°58'03" 15.24



LEGAL DESCRIPTION :
 LOT 64
 BLOCK 20 (the "Property")
 PLAN 5612 FO
 CLIENT : RESMOR TRUST COMPANY (the "Client")
 CIVIC ADDRESS :
2401 5TH AVENUE N.W.
CALGARY, ALBERTA
 Date of Title Search : SEPTEMBER 15 ,2006 ; Title No. 061 332 774
 Date of Survey : OCTOBER 4 ,2006.

CERTIFICATION :
 I hereby certify that this report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
 EXCEPT CONCRETE INTO ROAD AS SHOWN
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property.

LEGEND :
 All dimensions are in metres and decimals thereof.
 Statutory Iron Post found shown thus : ●
 Drill Hole found shown thus : ■
 c.s. denotes counter sunk.
 Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
 Fences are within 0.20 metres of property line unless otherwise noted.
 Fences shown thus : —x—x—x—x—x—
 Eaves are dimensioned to the fascia line and shown thus : - - - - -
 Subject property is outlined thus : _____

PURPOSE :
 This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents, for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way and other legal interests affecting the extent of the property have been shown on this report. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta
 this 11 day of OCTOBER 2006.

(Signature)

William Pang, A.L.S.
 (Copyright reserved)
 This Report is not valid unless original signature (blue ink),
 and W. Pang Surveys Inc. Permit stamp (red ink).



SCALE = 1:200

 © COPYRIGHT W. PANG SURVEYS INC. 2006.

W PANG SURVEYS INC.
 220, 1300 - 8th Street S.W.
 Calgary, AB T2R 1B2
 TEL: 242-8040
 FAX: 242-8017
 info@pangsurveys.com
 FILE: 2006-3895 Drawn by: T.N.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

AXIOM GEOMATICS
 P: 403-472-7777 F: 403-775-2602
 Email: info@axiomgeomatics.ca

DESCRIPTION OF PROPERTY

Lot(s) **SEE LOT DESCRIPTION**
 Block **20**
 Plan **710 N**

LOT DESCRIPTION

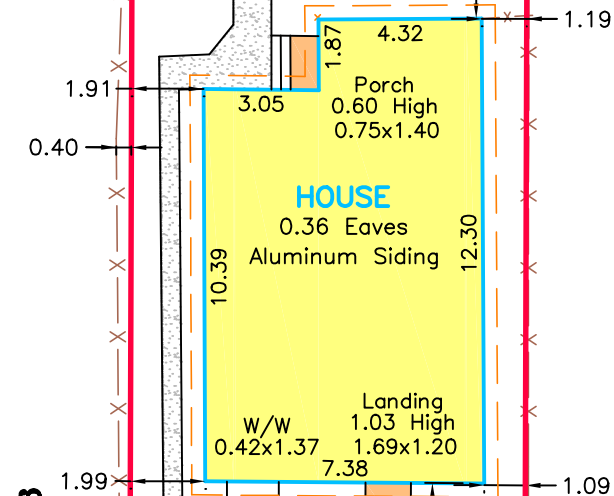
EAST 1/2 OF LOT 16
 & THAT PORTION OF LOT 17 WHICH LIES
 TO THE WEST OF THE EASTERLY 0.975m THROUGHOUT

**LOT R1
 BLOCK 11
 PLAN 1176 LK** **LOT 58
 BLOCK 12
 PLAN 5612 FO**

5TH AVENUE N.W.

0.30 to Back of Walk
 89°59'25" 10.46 No Mks.

**LOT 59
 PLAN 5612 FO**

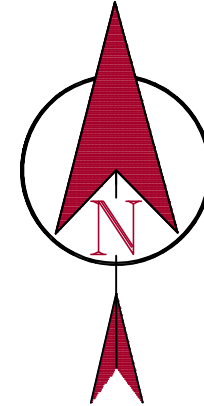


PORTION OF LOT 16

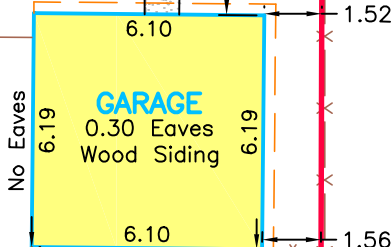
PORTION OF LOT 17

**LOT 64
 PLAN 5612 FO**

23RD STREET N.W.



**SEE LOT DESCRIPTION
 BLOCK 20
 PLAN 710 N**



LANE

**LOT 73
 PLAN 5612 FO**

LEGEND

ABBREVIATIONS, SYMBOLS AND
 NOTES THAT MAY APPEAR/APPLY
 ON THIS PLAN.

- Drill Hole:
- Iron Bar found:
- Statutory Iron Post found:
- Fences:
- Building:
- Property line:
- Line not to scale:
- Utility Rights-Of-Way:
- Eave Fascia shown thus:

- N.: North
- E.: East
- S.: South
- W.: West
- m: Metres
- Conc.: Concrete
- Fd.: Found
- Mk.: Mark
- Mks.: Marks
- Blk.: Block
- A: Length of Arc
- R: Radius of Arc
- Delta (Central) angle of arc: D
- G.L.: Ground Level
- M/F: Main Floor
- 2/F: Second Floor
- Cant.: Cantilever
- W/W: Window Well
- Ret. Wall: Retaining Wall
- A/C: Air Conditioner
- U.: Utility
- O.D.: Overland Drainage
- M.A.: Maintenance Access
- R.W.: Right-Of-Way
- Reg. No.: Registration Number

Fences are within 0.20m of the
 Property Line unless otherwise noted
 Eave dimensions (where applicable)
 are to line of Fascia
 Eaves as noted unless otherwise shown
 Non-permanent concrete blocks may
 not be Shown

I, Kevin J. Nemrava, Alberta Land Surveyor do hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am in the opinion that:

1. The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property, except _____;
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property, except _____; and;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except _____;
5. Title information is based on a title search dated July 22 A.D. 2019 C. of T. No. 031 389 403
6. The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
7. Distances are in metres and decimals thereof.
8. This document is not valid unless it bears an original signature (in blue ink).
9. Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
10. This survey was performed on: July 26th, 2019

Property is subject to the following Registrations:
 NO REGISTRATIONS AFFECTING EXTENT OF TITLE.

**The City of Calgary Planning and Development
 CERTIFICATE OF COMPLIANCE**

Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.
 Date: Aug 21, 2019

Dated this 15th day of August A.D. 2019.

LOCATION: 2407 5th Avenue N.W. Calgary, Alberta	 Kevin J. Nemrava, A.L.S.
CLIENT Ginger Kryzanowski	
FILE NO.	DRAWN BY VC
SCALE 1:200	AG FILE NO. 2639

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LOT 15 AND WEST 1/2 OF 16
 BLOCK 20
 PLAN 710 N

CLIENT'S NAME GLORIA VINCI
 SITE ADDRESS 2411 - 5th AVENUE NW.
CALGARY, ALBERTA

- NOTE: DISTANCES ARE GIVEN IN METRES AND DECIMALS THEREOF.
 UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS ONLY AT THE DATE OF SURVEY.
 TITLE INFORMATION IS BASE ON A TITLE SEARCH DATED FEBRUARY 1, 1988.
 THE BUILDING CONSTRUCTED ON THE PROPERTY HAS BEEN CONSTRUCTED WITHIN THE HEIGHT RESTRICTIONS AND IN ACCORDANCE WITH THE REQUIREMENTS AS SET FORTH IN THE CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS REGISTERED AGAINST TITLE AS INST. NO. 771147064.
 STATUTORY IRON POST FOUND SHOWN THUS; ●
 ESTABLISHED POINT AND LEFT NO MARK STATION SHOWN THUS; ○
 PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT NO. _____

SCALE = 1 : 250

5th AVENUE NW. 553 3336 86/02/88



SEE BACK FOR LOT LOCATION PLAN.

The City of Calgary Planning and Building Department
CERTIFICATE OF COMPLIANCE

Provided that all of the information shown on this survey certificate is accurate, the location of the building as shown complies with The Land Use By-law No. 413. This Certificate of Compliance relates only to the building location requirements of The City of Calgary Land Use By-law 2P00 and does not relate to requirements of any federal, provincial or other municipal legislation not to the terms or conditions of any easement, covenant, building scheme, agreement or other document affecting the building or land.

Date: 5/2/88 *[Signature]*
 Development Officer



SEE BACK FOR LOT LOCATION PLAN.

The City of Calgary Planning and Building Department
CERTIFICATE OF COMPLIANCE

Provided that all of the information shown on this survey certificate is accurate, the location of the building as shown complies with The Land Use By-law No. 413. This Certificate of Compliance relates only to the building location requirements of The City of Calgary Land Use By-law 2P00 and does not relate to requirements of any federal, provincial or other municipal legislation not to the terms or conditions of any easement, covenant, building scheme, agreement or other document affecting the building or land.

Date: 5/2/88 *[Signature]*
 Development Officer

- I, WILLIAM PANG, ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY THAT:
- 1) THAT THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY PERSONAL SUPERVISION.
 - 2) THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE IMPROVEMENT CERTIFICATION REGULATION.
 - 3) THAT THE SURVEY WAS COMPLETED ON THE 2ND DAY OF FEBRUARY, A.D., 1988.
 - 4) THAT THE IMPROVEMENT AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, EXCEPT AS NOTED HEREIN.
 - 5) NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY, UNLESS NOTED HEREIN.
- DATED THIS 2ND DAY OF FEBRUARY, 1988.
- © THIS PLAN IS PROTECTED BY COPYRIGHT AND NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILLIAM PANG, A.L.S.

ALBERTA LAND SURVEYOR

CLAYTON & PANG SURVEYS LTD., PHONE: 228 7982, OUR FILE: 88-1060

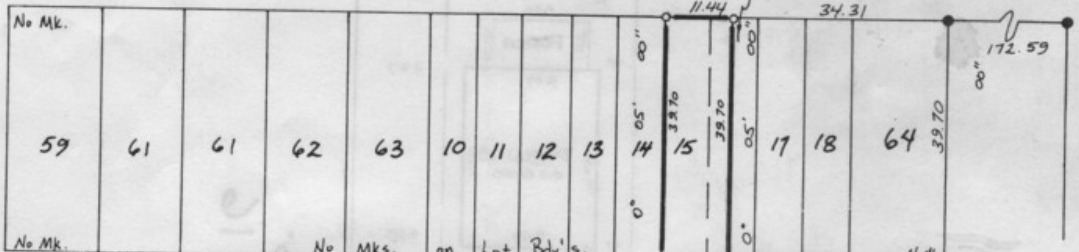
Block 11

NW.

5th. AVENUE NW.

Remainder of Lot 16 (ASSUMED)

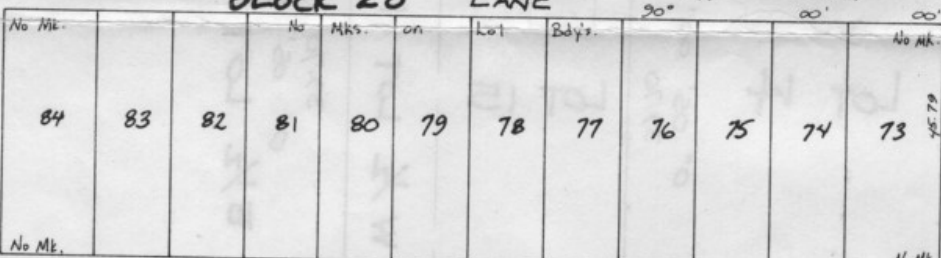
STREET



22nd. STREET

Block 20 LANE

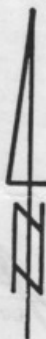
24th.



23rd. STREET NW.

4th. AVENUE NW.

Block 21



LOT LOCATION PLAN

CLAYTON & BANG SURVEYS LTD. PHONE 528 2983. OUR FILE 1 22-108-C

THIS PLAN IS PROVIDED BY CLAYTON & BANG SURVEYS LTD. AS A SERVICE TO OUR CLIENTS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CLAYTON & BANG SURVEYS LTD.

IF THIS PLAN IS USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CLAYTON & BANG SURVEYS LTD., THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES INCURRED BY THE USER.

THE SURVEY REPRESENTED BY THIS PLAN IS THE SURVEY OF THE SURVEYOR CLAYTON & BANG SURVEYS LTD. AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CLAYTON & BANG SURVEYS LTD.

THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE SURVEYING ACT, R.S.O. 1990, CHAPTER 191, AND THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE SURVEYING ACT, R.S.O. 1990, CHAPTER 191, AND THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE SURVEYING ACT, R.S.O. 1990, CHAPTER 191.

PRISM ENGINEERING & SURVEYS LTD.

128, 1035 - 32nd Ave. N.E.
 Calgary, Alberta
 T2E 7C8
 Ph: 291 6534

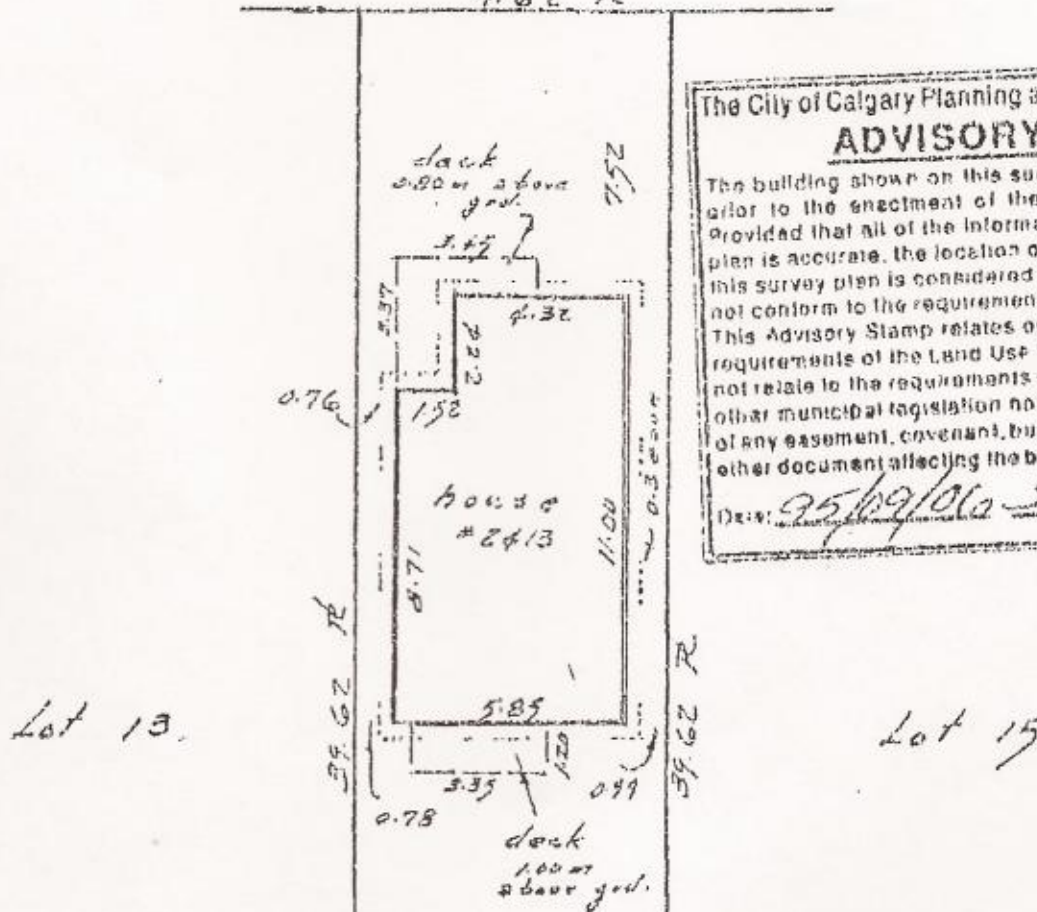
BUILDING LOCATION CERTIFICATE

Lot(s) **14** Block **20** Plan **710 N.**

Address: **2413 - 5th Avenue N.W.**

This is to certify that: The survey represented by this plan was done under my superintendence, that all dimensions are as shown and were obtained in accordance with good survey practices, that the survey was completed on the 27th day of August, 1987, that the building(s) situated on lot(s) **14** Block **20** Plan **710 N.** in the City of Calgary is/are entirely within the boundaries of the said lands and there are no visible encroachments thereon by the adjacent buildings.

5th Avenue N.W.
 7.62 R



The City of Calgary Planning and Building Department
ADVISORY STAMP
 The building shown on this survey plan was constructed prior to the enactment of the Land Use By-Law 2P80. Provided that all of the information shown on this survey plan is accurate, the location of the building as shown on this survey plan is considered lawful even though it does not conform to the requirements of the said By-Law 2P80. This Advisory Stamp relates only to the building location requirements of the Land Use By-Law 2P80 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms or conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.
 Date: **95/09/06** *[Signature]*
 Development Officer

