

# INGLEWOOD MAIN STREET

## SALE

1501 - 1521 9th Ave. SE Calgary

**L B HUBBARD**  
realty group

**ROYAL LEPAGE**  
*Solutions*

## 1501-1521 9TH AVENUE

### MULTI-FAMILY DEVELOPMENT SITE



## INGLEWOOD

## PRICE: MARKET

**1501 - 1521 9TH AVENUE SE PROVIDES A GENERATIONAL OPPORTUNITY FOR AN INGLEWOOD MULTI-FAMILY DEVELOPMENT.**

*RESIDENTS LOOKING FOR A GREAT LOCATION THAT'S CLOSE TO DOWNTOWN, PUBLIC TRANSPORTATION AND HAS NATURE, RIVERS AND PATHWAYS, FIND IT HERE.*

INGLEWOOD HAS THE DISTINCTION OF BEING CALGARY'S OLDEST NEIGHBORHOOD. EARLY EXPLORERS SET DOWN THEIR ROOTS NEAR THE CONFLUENCE OF THE BOW AND ELBOW RIVERS AND CHOSE THE BEST PIECE OF LAND AVAILABLE AND THAT WAS INGLEWOOD. TODAY, INGLEWOOD IS STILL THE BEST NEIGHBORHOOD IN CALGARY. HISTORY AND NATURE AROUND HERE, ALL WITHIN WALKING DISTANCE.

THE PROPERTY IS LOCATED ACROSS THE STREET FROM MILLS PARK AND IS IN CLOSE PROXIMITY TO TWO RIVERS, FOUR RIVERFRONT PARKS, THE INGLEWOOD BIRD SANCTUARY, INGLEWOOD GOLF CLUB, SAM LIVINGSTON FISH HATCHERY, HARVIE PASSAGE, HISTORIC FORT CALGARY, STUDIO BELL & DOWNTOWN.

INGLEWOOD'S ECLECTIC ARRAY OF BUSINESSES, RESTAURANTS, ART GALLERIES, AND FESTIVALS HAVE CONTRIBUTED TO THE NEIGHBORHOOD'S THRIVING ATMOSPHERE. RECOGNIZING INGLEWOOD'S URBAN ASSETS, THE CANADIAN INSTITUTE OF PLANNERS NAMED IT CANADA'S GREATEST NEIGHBORHOOD.

PREVIOUSLY KNOWN AS BREWERY FLATS, INGLEWOOD WAS OFFICIALLY NAMED IN 1911 AND BOASTS A PRESERVED MAIN STREET AND A PLETHORA OF HISTORICAL BUILDINGS, INCLUDING THE 1875-BUILT FORT CALGARY AND THE GARRY THEATRE. THE QUIANT VILLAGE-LIKE ENVIRONMENT IS BOLSTERED BY A STRONG COMMUNITY CULTURE AND NEAR-TERM ACCESS TO A NEW LIGHT RAIL TRANSIT STATION.

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FOR MORE INFORMATION OR TO VIEW:

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5218 - 86 Avenue S.E. Calgary AB T2C 4L7

205-264 Midpark Way S.E. Calgary, AB T2X 1J6



# INGLEWOOD HIGHLIGHTS:



## ENTERTAINMENT DISTRICT

A \$300 million development is underway including replacement of the iconic Saddledome & creation of a new Culture + Entertainment District.

## CALGARY STAMPEDE

The Greatest Outdoor Show on Earth is held every July attracting over one million visitors & is also home to year-round sporting & cultural events.

## THE CONFLUENCE (FORT CALGARY)

This is where the North West Mounted Police arrived in 1875 and built the fort that became the foundation for the city of Calgary.

## DOWNTOWN CALGARY

The City Center & representing over 3,000 businesses. Explore cuisine, shopping, music and fun things to do only minutes away.

## HARVIE PASSAGE

Where kayak enthusiasts test their skills in the white waters of the Bow.

## PEARCE ESTATE PARK

Along the banks of the Bow River the park is home to the Sam Livingston Fish Hatchery and Bow Habitat Visitor Centre

## INGLEWOOD BIRD SANCTUARY

An ecological haven connecting urban residents to their wild neighbors

## INGLEWOOD GOLF CLUB

One of the finest semi-private 18-hole championship courses in Calgary

## RAPID BUS STOP AND FUTURE LRT GREENLINE STATION

City wide rapid transit access is only minutes away



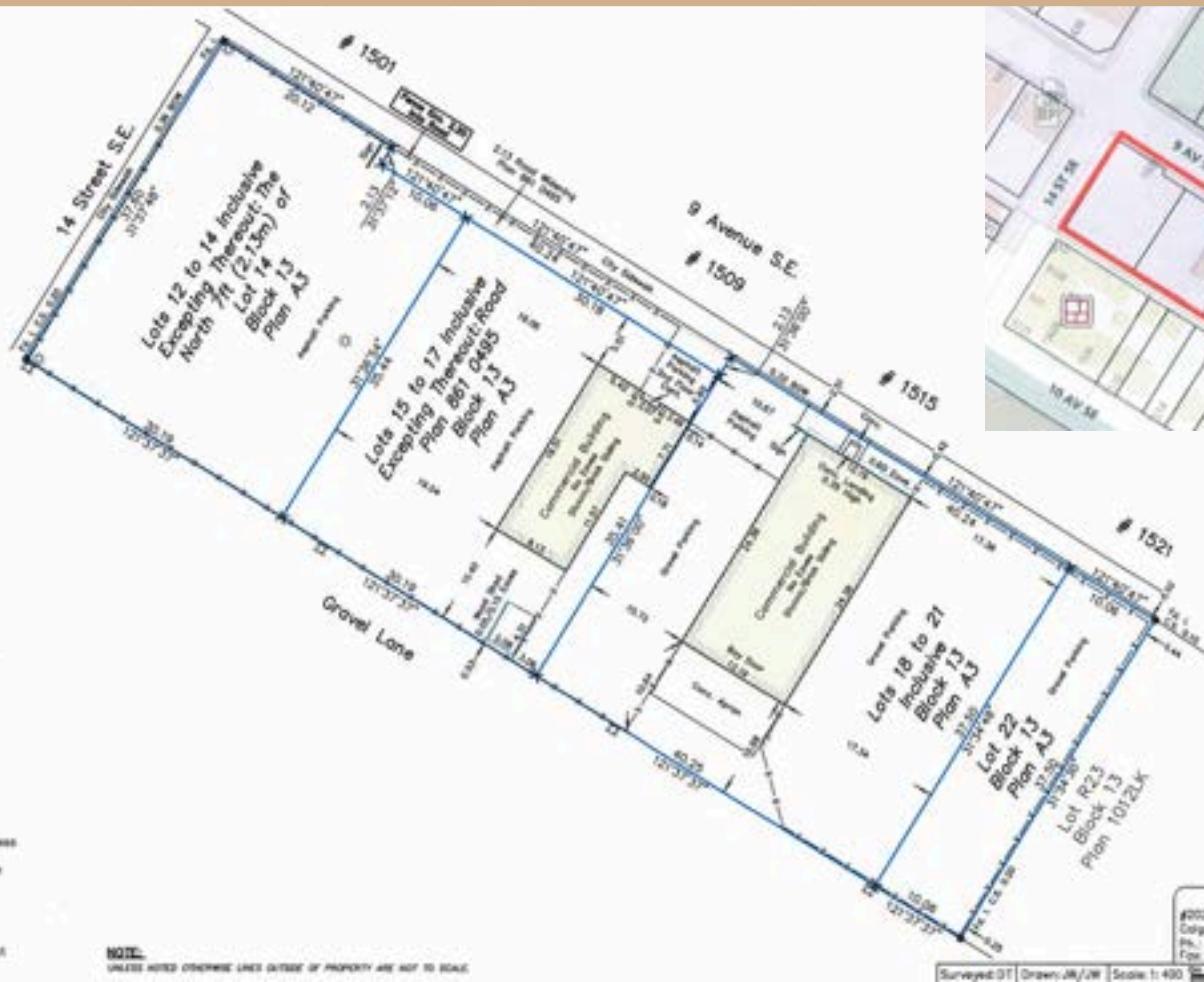
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# PROPERTY PARTICULARS:



## DEVELOPMENT OPPORTUNITY PARTICULARS

Main Floor retail with residential above  
Total of 6 Storeys considered

### ZONING

- DC 1Z93 Site 3
- 1501 9 AVE SE**
  - 11,981 SQ FT
  - Legal A3; 13; 12-14
- 1509 9 AVE SE**
  - 11,507 SQ FT
  - Legal A3; 13; 15-17
- 1515 9 AVE SE**
  - 16,247 SQ FT
  - Legal A3; 13; 18-21
- 1521 9 AVE SE**
  - 4,061 SQ FT
  - Legal A3; 13; 22

### TOTAL LAND SIZE (SF)

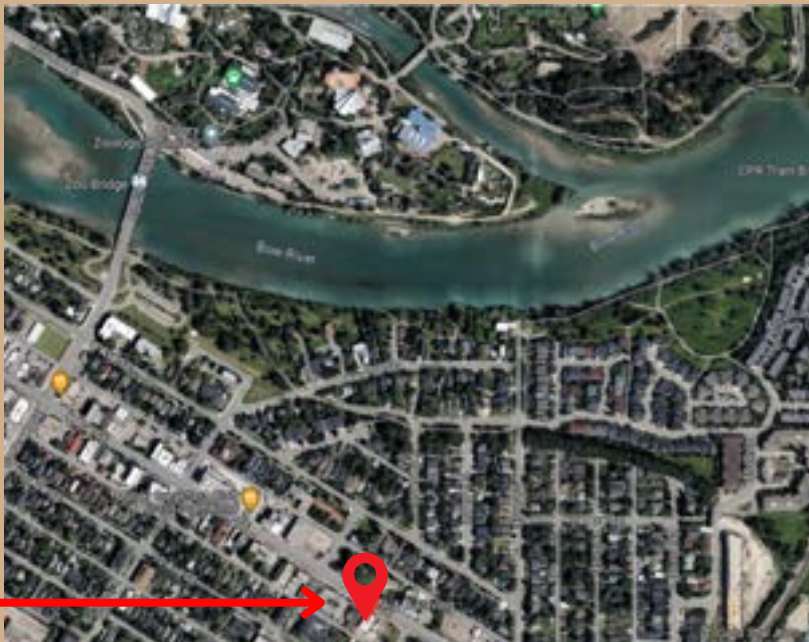
- 43,795 SQ FT.

Total Units Considered	204
Site Size	43,795 SQ FT
FAR	TBV 4.00
Storeys	TBV 4 to 6
Ave unit size	730
Total Net Saleable Area (Res)	148,730
Construction Area above Grade (Total)	175,180 SQ FT
Underground Parking	250
Surface Parking	10
Lockers	95

### MARKET ASSUMPTIONS & DRIVERS

- Highest and best value use – Rental Apartments
- Rental growth
- Strong immigration growth
- Strong interprovincial migration
- Continued demand increase
- Affordability
- Continuing Economic strength; Oil /Gas, Tech, Logistics and Distribution.

# 6 STORY RENDERING:



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