

# Unique Opportunity to Acquire 15,000 sq. ft. of Prime Development Land in Inner-City Calgary

## FOR SALE

613-621 9A STREET, NW  
CALGARY, AB





## Property Introduction

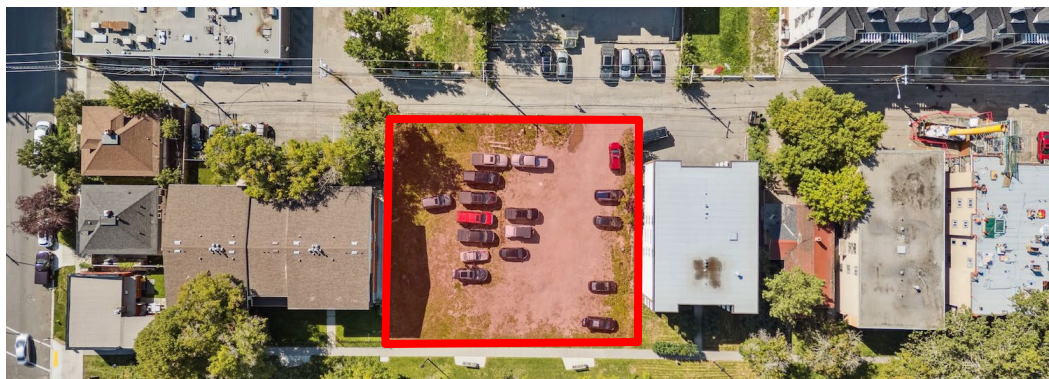
Cushman & Wakefield ULC is pleased to present for sale a premier multi-family development parcel located at 613-621 9A Street NW, Calgary, AB (the "Property"). Measuring approximately 15,000 sq. ft., the Property is ideally situated in the desirable Sunnyside neighbourhood of Northwest Calgary.

Strategically located proximal to the Sunnyside LRT station, this flat, regularly shaped site is positioned in a highly walkable and well-amenitized area. Residents will enjoy immediate proximity to a wide variety of retail, dining, and entertainment options along the vibrant Kensington commercial corridor, as well as seamless access to the Downtown Core. The site also offers excellent public transit connectivity to various post-secondary institutions and major employment hubs, including the Southern Alberta Institute of Technology, Alberta University of the Arts, University of Calgary, and North Hill Shopping Centre.

The Property is currently zoned for medium-density, residential development, with a base FAR of 2.5 and the potential for increased density up to 5.0 FAR through bonus provisions.

This offering represents a rare opportunity to deliver a multi-family project in a highly sought-after, established inner-city location - well aligned with the City of Calgary's long-term vision for the area.

Interested parties are invited to contact the listing agents for access to the data room and additional due diligence materials available upon execution of an NDA.



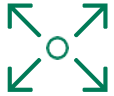
## Salient Details

<b>Address</b>	613-621 9A Street, NW
<b>Legal Description</b>	Plan 2411030: Block 4: Lot 41
<b>Site Area</b>	0.34 Acres   15,000 sq. ft.
<b>Lot Dimensions</b>	+/- 120 ft. X 122 ft.
<b>Zoning</b>	DC 196D2017
<b>Max Allowable Density</b>	2.5 base FAR, with up to 5.0 FAR based on bonus provisions
<b>Max Buildable Area</b>	75,000 sq. ft.
<b>Property Tax (2025)</b>	\$7,046
<b>Asking Price</b>	<b>\$4,200,000</b>





## Investment Highlights



Existing zoning allows for medium-density development, with potential for additional density up to a 5.0 FAR based on bonus provisions



Located within 115 meters of the Sunnyside LRT station and within 45 meters of multiple bus routes



Quick connectivity to:

- › **Downtown Core** (9 min drive, 11 min transit)
- › **Southern Alberta Institute of Technology** (5 min drive, 9 min transit)
- › **Alberta University of the Arts** (4 min drive, 9 min transit)
- › **University of Alberta** (15 min drive, 21 min transit)



Excellent location in the north-end of the Kensington retail and entertainment district placing the site within walking distance of various retailers and services including:

- › **Safeway**
- › **Red's Dinner**
- › **Tower Cleaners**
- › **Shopper's Drug Mart**



Excellent location for student-oriented housing





## Land Use Context

## Riley Communities Local Area Plan

The Riley Communities Local Area Plan, or Plan, provides the long-term vision specific to the Riley Communities and presents a broad strategy for community growth and change. Implementation of the Plan will facilitate orderly economic development, allow for increased housing supply and allow for flexibility for diverse housing types within the plan area.

## Neighbourhood Flex

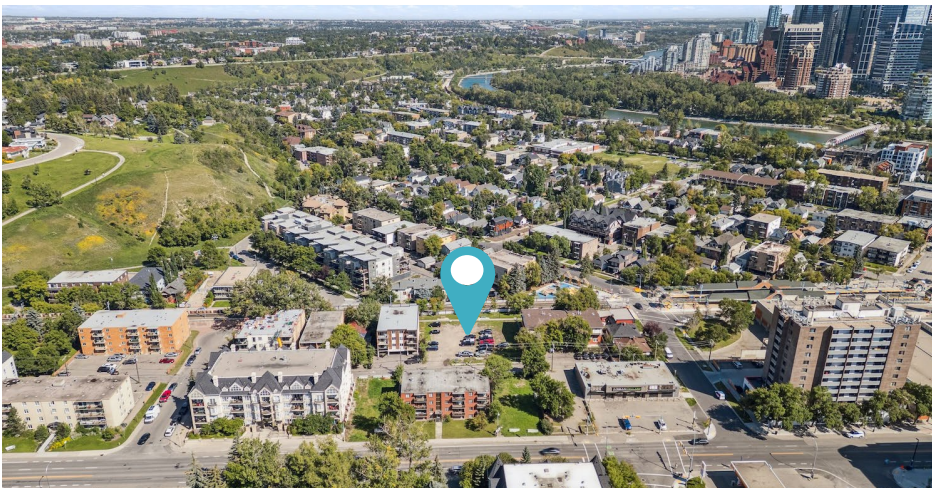
Within the Riley Communities LAP, the Subject Site is designated as a Neighbourhood Main Street with Neighbourhood Flex urban form category.

Neighbourhood Flex areas are characterized by a mix of commercial and residential uses, with buildings oriented to the street. Allowable commercial uses include office, personal services, institutional uses, and recreational facilities. Uses may be mixed horizontally or vertically within a building or a block.

## Land Use

Development in Neighbourhood Flex areas should

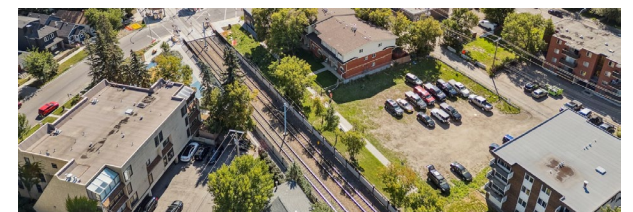
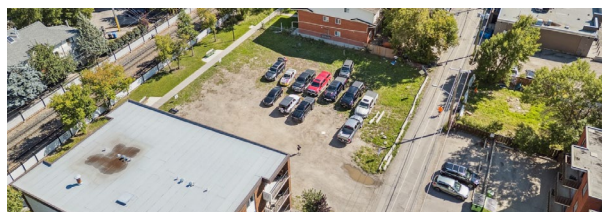
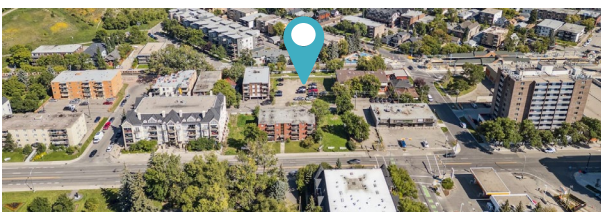
- a. Support a range of uses on the ground floor facing the street;
- b. Discourage vehicle use in
  - i. areas of high pedestrian activity;
  - ii. within transit station areas, or;
  - iii. where vehicle use interferes with cycling infrastructure



Neighbourhood Flex Urban Form



## Site Gallery





## Location Overview

Located in the high-profile central neighbourhood of Sunnyside, the Property benefits from surrounding amenities, accessible transit, greenspace, and educational and employment nodes. Sunnyside is one of Calgary's most vibrant inner-city neighbourhoods, blending historic charm with modern urban living. Nestled along the Bow River just steps from downtown, the community offers unmatched walkability, direct CTrain access, and easy connections to the city's extensive pathway network. Its character is defined by a mix of heritage homes, low- and mid-rise developments, and the lively Kensington Village district, known for its independent shops, cafés, restaurants, and year-round events. With nearby parks, riverfront trails, and a strong sense of community, Sunnyside has become a highly desirable location for professionals, families, and investors seeking a dynamic, well-connected urban lifestyle.

## Location Highlights

- › Central location with easy access to major roadways 10th Street NW, 14<sup>th</sup> Street NW, Memorial Drive, Crowchild Trail NW and 16th Avenue NW (Trans-Canada Highway), public bus, LRT station, and pedestrian and bicycle routes.
- › Access to Calgary's higher education network including the University of Calgary (35,000 students), Southern Alberta Institute of Technology (16,000 students) and Alberta University of Arts (1,300 students).
- › Established employment node comprised of the University of Calgary (5,000 employees), Southern Alberta Institute of Technology (2,700 employees), Alberta Children's Hospital, Alberta Research Park, Alberta University of the Arts and North Hill Shopping Centre.
- › The Property benefits from proximity to recreation and service amenities, most notably Jubilee Auditorium, Riley Park, Confederation Park & Golf Course and University District, all within a 15min drive.

## Area Demographics – 3KM Radius



**118,991**

Total Population



**65,137**

Total Households



**39**

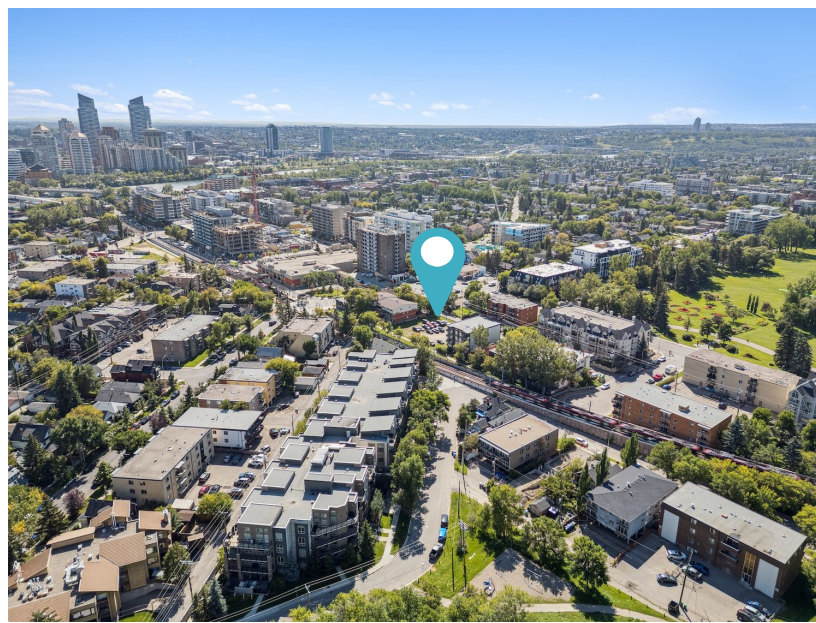
Average Age



**\$115,345**

Avg. Household Income

NATIONAL CAPITAL MARKETS GROUP



## Walk Score



**97**

## VPD Count – 10th Street



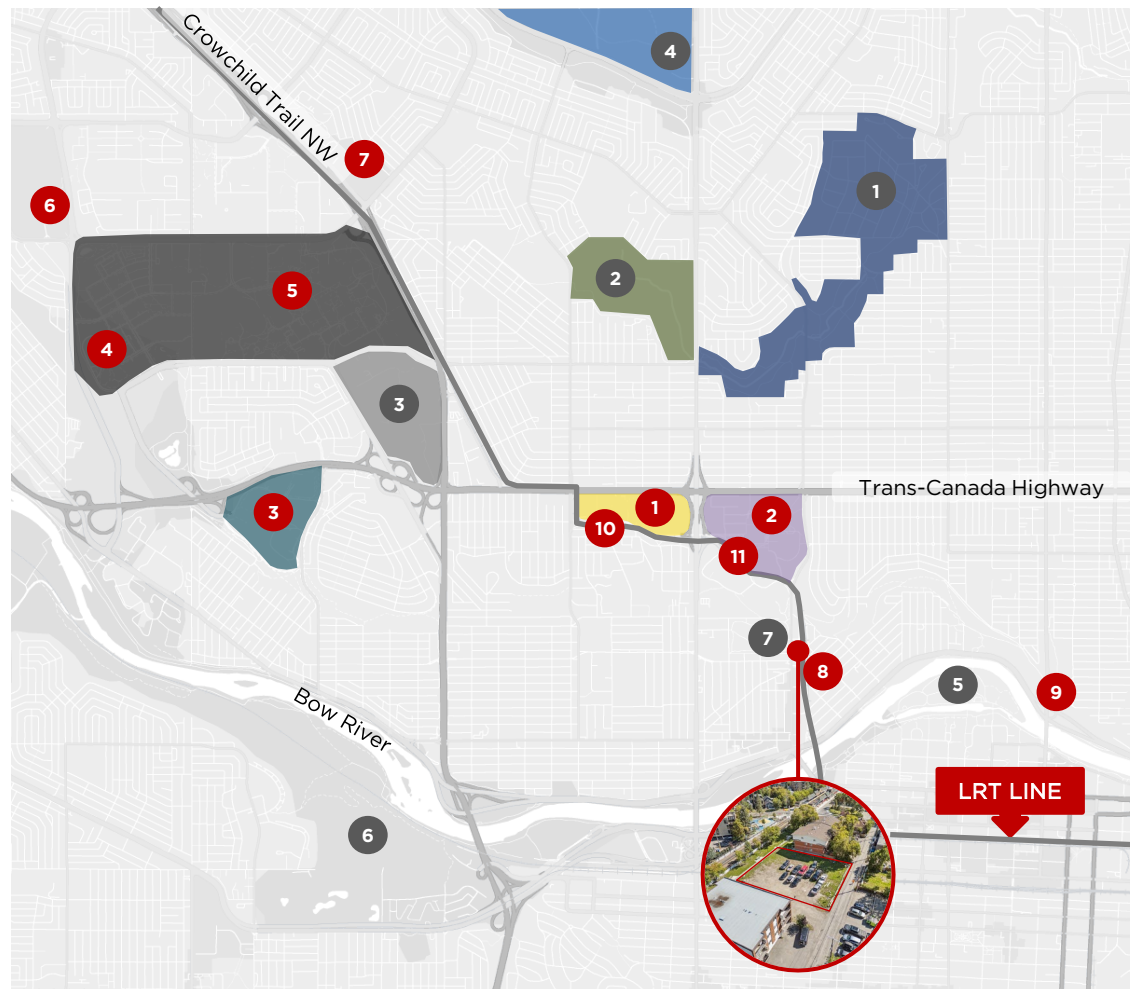
**22,600**

## Traffic Generators

- 1 North Hill Centre
- 2 Southern Alberta Institute of Technology (SAIT)
- 3 Foothills Medical Centre
- 4 Alberta Children's Hospital
- 5 University of Calgary
- 6 CF Market Mall
- 7 Brentwood Village Shopping Centre
- 8 Sunnyside LRT Station
- 9 Centre Street Safeway
- 10 Lion's Park LRT Station
- 11 SAIT / AUArts / Jubilee LRT Station

## Public Greenspace

- 1 Confederation Park
- 2 Confederation Park Golf Course
- 3 McMahon Stadium
- 4 Nose Hill Park
- 5 Prince's Island Park
- 6 Shaganappi Point Golf Course
- 7 Riley Park



## Commute Times



**YYC Airport**  
28 mins



**University of Calgary**  
15 mins



**Downtown**  
12 mins



**Fish Creek Park**  
25 mins





# National Capital Markets Group

## MARC ROSSO

Vice President | National Capital Markets Group  
+1 403 585 8336  
marc.rosso@cushwake.com

## Debt Advisory

## KEATON WOLANSKY

Vice President | EDSF Advisory, National Capital Markets Group  
+1 403 999 9808  
keaton.wolansky@cushwake.com

## Brokerage Support

## DAN SALAZAR

Due Dilligence Manager | National Capital Markets Group  
dan.salazar@cushwake.com

## Submission Process

All expressions of interest to acquire the Property should be submitted to the C&W listing team. The offer submission should outline the business terms for the purpose of the Property and, at a minimum, should include the following information:

1. Name of ultimate beneficial purchaser
2. Purchase price
3. Indications of material purchaser's conditions, if any, and timeline for satisfaction of the conditions
4. Amount and timing of proposed deposits
5. Timing of completion of the transaction

## Data Room

All prospective purchasers are encouraged to sign a confidentiality agreement. Only prospective purchasers who have executed and submitted a confidentiality agreement to C&W will be registered to access the data room containing additional pertinent information regarding the offering.

The following supporting documentation will be supplied in the data room:

1. Tax and Title Documents
2. Site Condition Assessment Report
3. Real Property Report

Cushman & Wakefield  
ULC 2400 - 250 6th  
Avenue SW Calgary, AB  
T2P 3H7  
cushmanwakefield.com



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