

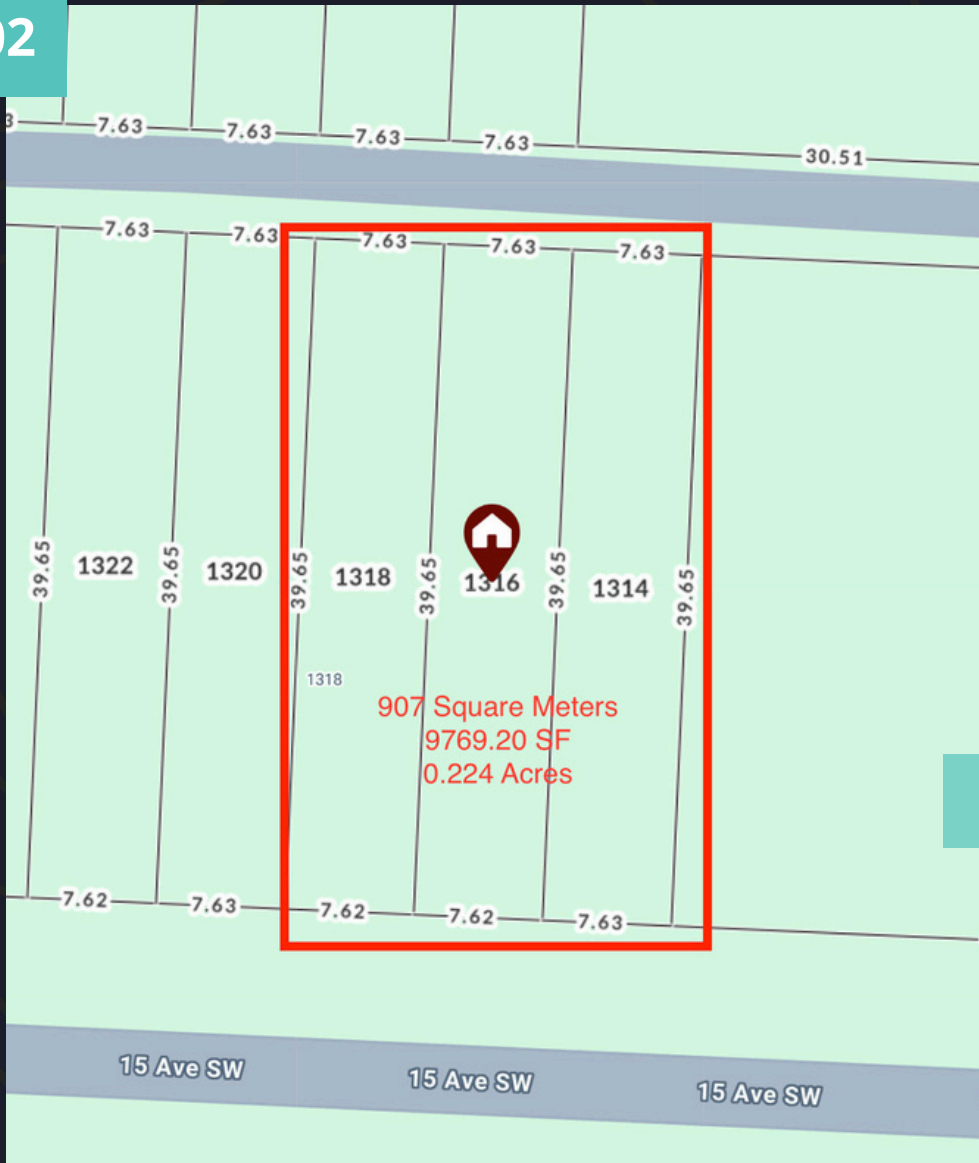
# BELTLINE

0.224 ACRE LAND ASSEMBLY  
DEVELOPMENT OPPORTUNITY

1314, 1316, AND 1318 15 AVENUE SW



POPOWICH & COMPANY



## Land Assembly Overview

This unique land assembly, located at 1314, 1316, and 1318 15 Avenue SW in Calgary, offers developers the chance to build in the sought-after Beltline neighborhood. The 0.224-acre site is zoned CC-MH, allowing for high-rise, multi-residential development with an FAR of 5.0. With full municipal servicing, strong access, and proximity to downtown, this is a premier opportunity in Calgary's urban core.

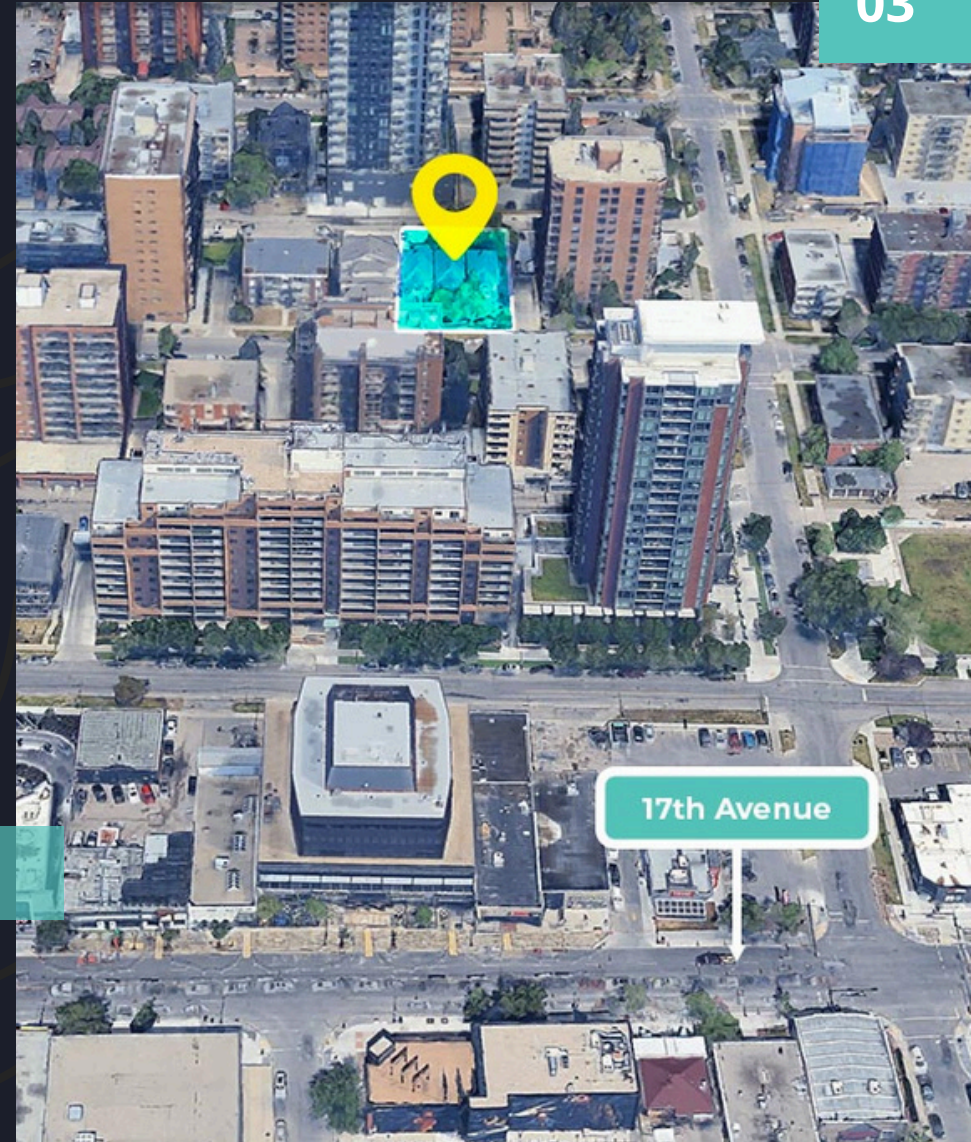
**OFFERED AT \$2,599,900**



# Site Information

## Property Overview

- **Address:** 1314 , 1316 , 1318 15 Avenue SW
- **Total Area:** 9,756 SF (0.224 acres)
- **Zoning:** CC-MH (Centre City Multi-Residential High Rise)
- **Topography:** Level with good drainage characteristics
- **Frontage:** Approx. 75 feet along 15 Avenue SW
- **Current Structures:** Residential and commercial buildings (valued as vacant land)
- **Access:** Front and alley access
- **Services:** Full municipal servicing assumed available





# Development Potential

With CC-MH zoning (Centre City Multi-Residential High Rise District), this 9,756 SF Beltline site offers the rare opportunity to build a high-density, multi-residential development in one of Calgary's most vibrant urban areas.

The current zoning allows for a base FAR of 5.0, with potential to pursue bonus density subject to City of Calgary guidelines. Its location within the Beltline Area Redevelopment Plan supports vertical growth, mixed-use possibilities, and long-term investment upside. Whether you're planning market condos, purpose-built rentals, or a future-forward mixed-use concept, this site is primed for a bold vision.

## Zoning Notes:

- **Permitted Use:** Multi-residential development
- **FAR:** Base density of 5.0 with bonus potential
- **Highest & Best Use:** High-rise residential tower
- **No current development applications**—blank slate for your vision



# Location Advantage

Located mid-block along 15 Avenue SW, between 12th and 14th Street SW, this site offers unmatched walkability and connectivity in Calgary's thriving Beltline district. The area is a magnet for high-density residential growth, driven by a strong demographic of young professionals, urban dwellers, and long-term renters.

- 1 km south of Calgary's downtown core
- Excellent access to 14 Street SW, 12 Avenue, and 17 Avenue retail corridor
- Serviced with full municipal infrastructure and rear alley access
- Surrounded by multi-family and mixed-use buildings, supporting density continuity

## Local Market Snapshot

- Median Condo Sale Price in Beltline: \$312,500
- Median Household Income: \$90,000+
- Population Density: Among the highest in Calgary
- Beltline is ranked #1 for walkability in the city



05





06

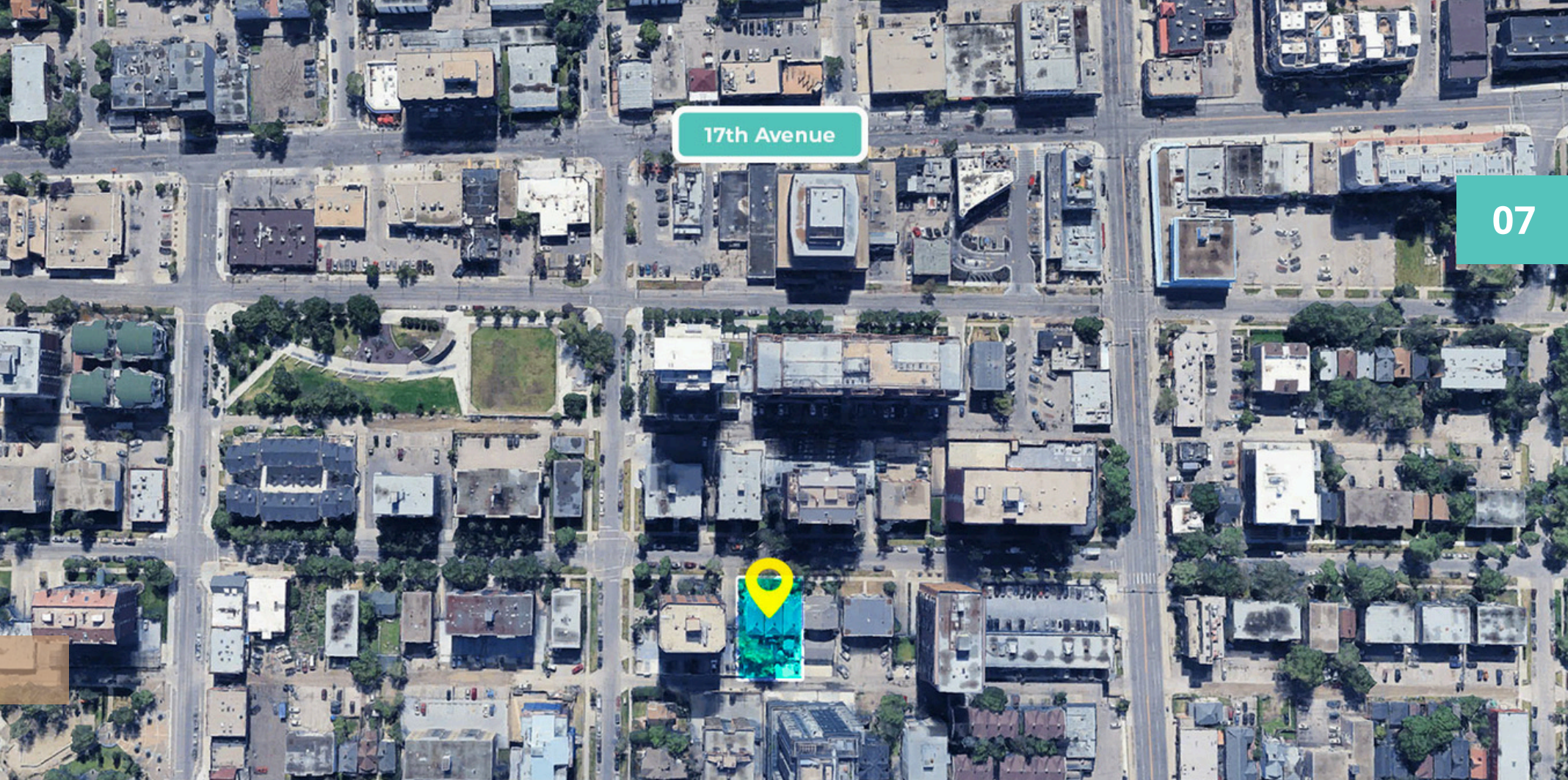


## Current Site Improvements

The site is currently improved with older residential and commercial buildings which are considered an underutilization of the property and have not been assigned value in the appraisal. Redevelopment is encouraged.







17th Avenue

07

# Travel Times

**2** min. 17th Avenue Retail & Dining

**10** min. Mount Royal University

**4** min. Downtown core

**15** min. Foothills Hospital / University of Calgary

**6** min. Stampede Grounds /  
Saddledome

**25** min. YYC International Airport



# For More **Information**



If you would like full details, surveys, title documents, or to book a site visit, contact:

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**Email :** [jonathan@popowichrealestate.com](mailto:jonathan@popowichrealestate.com)



**403.923.4700**



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