

Dawson Landing

TOWNHOMES

40 DAWSON WHARF MOUNT

CHESTERMERE, AB

Brand New, 63 Unit, Multi-Family
Townhouse Community Located
in one of the Fastest-Growing
Communities in Alberta



CBRE



Investment Highlights



Spacious suite sizes offering an average of 1,275 SF for the two bedroom units, and an average of 1,361 SF for the three bedroom units. 81% of the 63 units are three bedrooms, offering a premium suite mix



Each townhouse unit has their own private, two-car attached garage offering residents with secure parking and additional storage



The MAX Purple Chestermere/City Centre BRT line stop is located directly adjacent to Dawson Landing, offering residents a convenient commute to Calgary's downtown core



Located in one of the fastest growing communities in Alberta. The immediate area offers an abundance of retail services, professional services, protected outdoor space, walking pathways, food options, elementary school, and a national grocery store



Assumable CMHC Select Financing available for prospective purchasers

The Offering

CBRE's National Investment Team – Calgary ("CBRE"), is pleased to offer for sale a 100% freehold interest in Dawson Landing (the "Property", or the "Offering"). Dawson Landing is a newly constructed, 63 unit townhome community located in the rapidly growing City of Chestermere. The Property offers a mix of spacious two and three bedroom townhomes with an average unit size of 1,345 SF, along with an attached two-car garage for each unit. The Property is located in one of the fastest growing areas within Chestermere, located 2 minutes away from a national grocer, and within 5 minutes to the Chestermere Lake Public Beach.

Property Details

Municipal Address	40 Dawson Wharf Mount, Chestermere, AB			
Property Type	Conventional Townhomes			
Construction	Wood Frame			
Year Built	2024			
Land Use	R-4			
Total Site Size	90,775 SF (2.08 Acres)			
Number of Buildings	12			
Storeys	3			
Suite Mix	Suite Type	# Of Units	Unit Mix	Avg. Unit Size
	2 Bedroom	12	19%	1,275 SF
	3 Bedroom	51	81%	1,361 SF
	Total	63	100%	1,345 SF
Parking	126 Stalls (34 Tandem & 29 Side-by-Side Attached Garages)			
Laundry	In-Suite			
Balconies	Yes			
Commercial Premise	None			

Community Amenities

Proximity to Retail Services & Public Education Options

Green Spaces, Protected Wetlands, Walking Pathways & Parks

One Block to the Closest Grocery Store

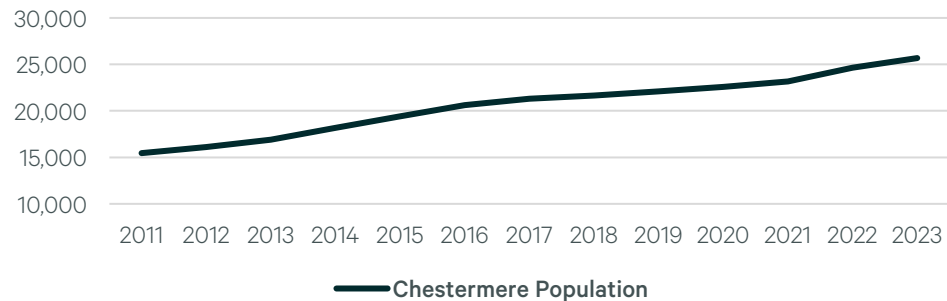
5-Minutes to the Chestermere Lake Public Beach



Drive Times

Closest Grocery Store (No Frills)	2 Minutes
Chestermere Lake Public Beach	5 Minutes
Calgary Stoney Trail	9 Minutes
Peter Lougheed Hospital	17 Minutes
Downtown Calgary	25 Minutes
YYC International Airport	25 Minutes

Significant Population Growth



Demographics

Demographics	Chestermere
2023 Population	25,677
Population Change (2018 - 2023)	14.3%
Rented Dwellings	10%
2023 Household Income	\$160,080



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Offering Process

The Property is being marketed for sale without a list price and the Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

Contact Us

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