

# For Sale

2.23 ACRES

## Residential Development Site

BOW RIVER  
SHOPPING CENTRE

3532 69 STREET NW, CALGARY, AB



SUBJECT SITE



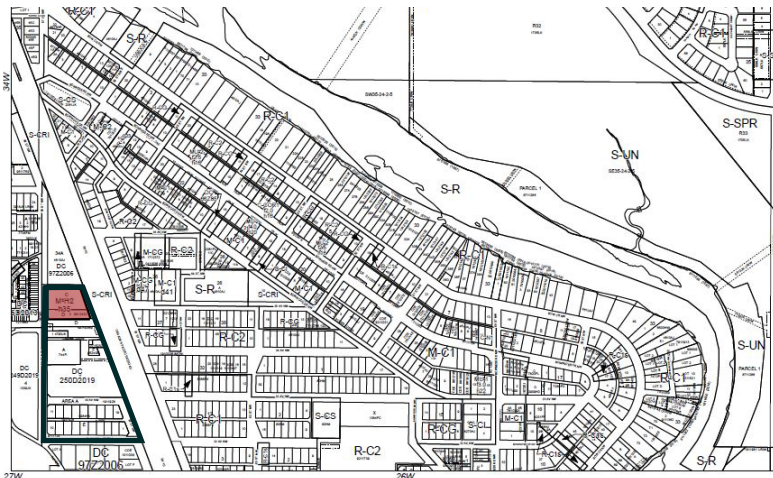
# The Opportunity

CBRE is pleased to present a best-of-class, multi-family development site in west Calgary, at the intersection of the TransCanada Highway and Sarcee Trail in the vibrant community of Bowness. This is an opportunity to secure a 2.2 acre multi-family development site directly north of the newly developed Bow River Shopping Centre. The site is zoned M-H2 h35, which allows for a maximum density of 5 times FAR and up to a maximum of 35 meters.

Anchored by Real Canadian Superstore, the Bow River Shopping Centre is one of the major retail draws for the area. Supporting the grocery store is more than 25,000 SF of essential services and food offerings which includes high-profile tenants as Dollarama, Real Canadian Liquor Store and Pet Valu. This mix of retailers makes this an active and vibrant mixed-use area that is sure to attract prospective residents. Adding to the attractiveness of this location is the fact that it is only a 20-minute drive to downtown and 5-minutes to Winsport. Further, being on the west side of Calgary, means the Rocky Mountains are only an hour to the west.

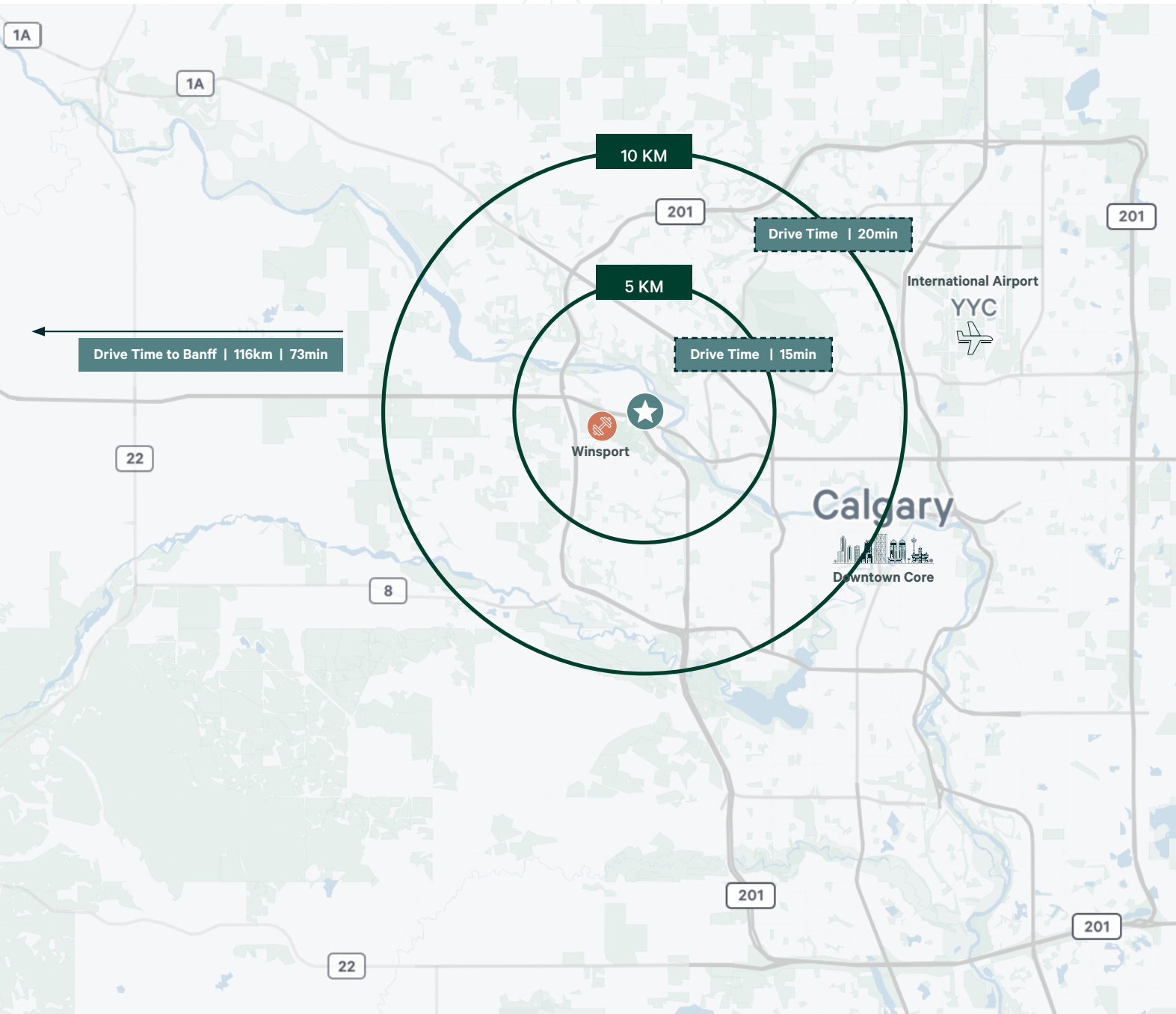
# Property Overview

Civic Address	3532 69 Street NW, Calgary, Alberta
Legal Description	Plan 2111542, Block D, Lot 9
Land Area	2.23 Acres
Land-Use Designation	M-H2 h35
Servicing	Serviced to the property line





# Location Overview



Easy access to  
Trans-Canada Highway  
and Sarcee Trail SW



Transit access to  
Downtown Calgary



Excellent accessibility to  
Bowness Park



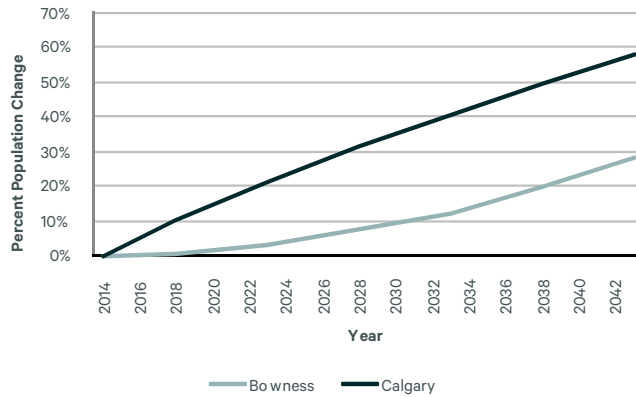
Situated 3.3 km from  
Winsport/ Canada  
Olympic Park

# Location Overview

## BOWNESS

Bowness is a neighbourhood and former town in west Calgary, Alberta. The neighbourhood is bordered by the Bow River to the north and east, 16 Avenue to the south, and Stoney Trail to the west. In the City of Calgary's 2016 municipal census, Bowness had a population of 10,800 living in 5,020 private dwellings.

## BOWNESS POPULATION PROJECTION



## EDUCATION IN BOWNESS

Most public senior highschool students from the community attend Bowness High School. The area is also served by Thomas B. Riley Junior High, Belevedere Parkway Elementary, Bowcroft Elementary, and K-9 Catholic School, Our Lady of the Assumption.

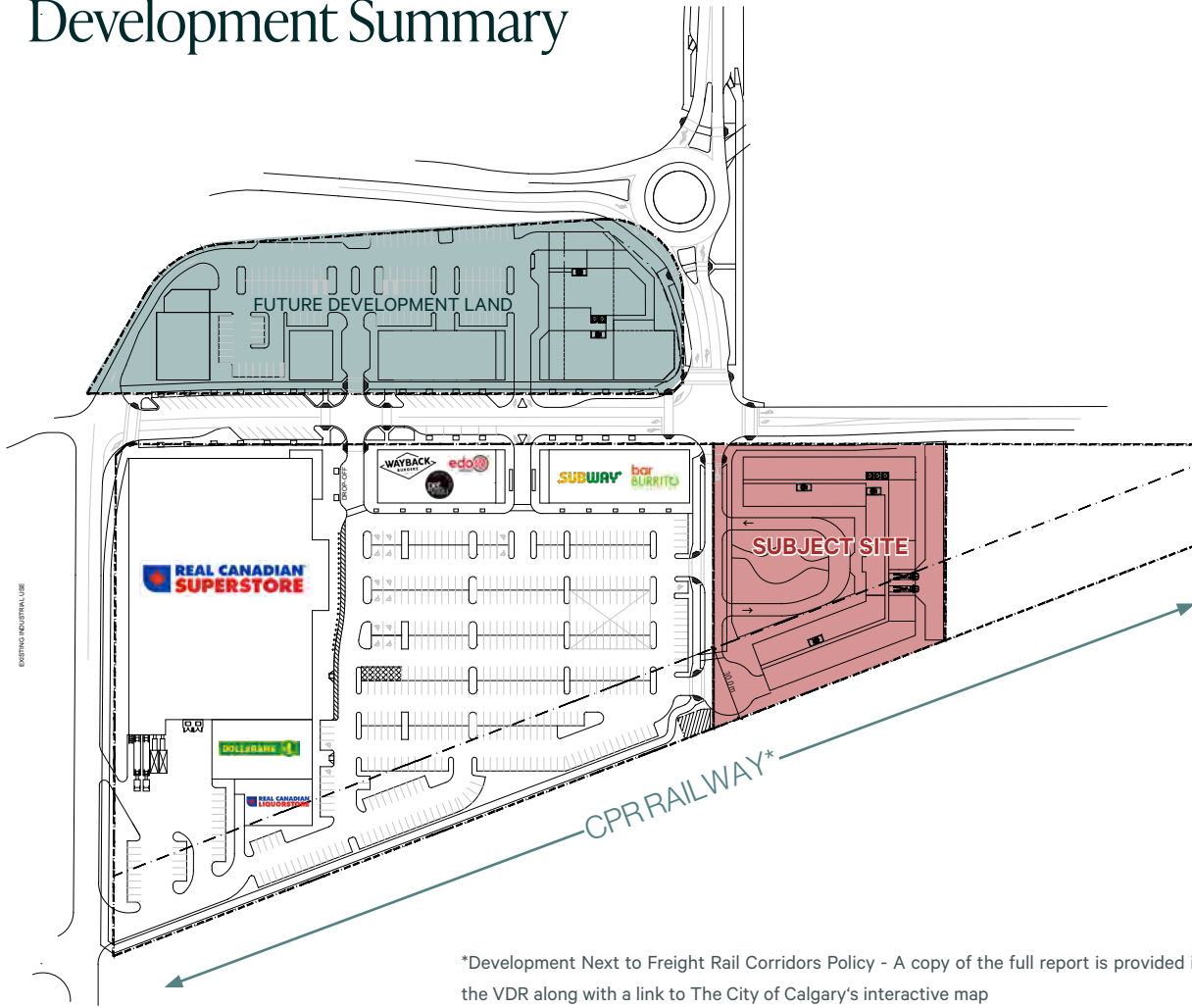
## BOWNESS PARK

On the northwest end of the community is one of Calgary's most popular parks, Bowness Park. The park sits between the Bow River and a Lagoon, and is popular for picnics, summer sports, ice skating in the winter, and boating in the summer. It is also part of the city's large pedestrian pathway network.





# Development Summary



\*Development Next to Freight Rail Corridors Policy - A copy of the full report is provided in the VDR along with a link to The City of Calgary's interactive map



## MAJOR TENANTS





# Development Summary

## RESIDENTIAL

Subject to Development Permit approval, the Land Use Designation can accommodate a wide range of residential design options. The Concept Plan noted below is illustrative only.



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## List Price

No List Price

## Bid Date

June 20, 2024 - 2:00pm

## Offering Process

The Property is being offered for sale without a list price. 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, by way of our virtual data room.

It should be noted that offers WILL NOT be received on a first come first served basis. Rather, a bid date has been set for **2:00 pm, June 20, 2024**. At that time, all offers received will be presented to the vendor. Offers must be delivered to the Listing Agent either in person, by fax or by email.

## Contact Listing Agents for Pricing Guidance

### Contact Us

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