

EAST VILLAGE COURTYARD

DEVELOPMENT LANDS

555 6 AVENUE SE & 520-538 7 AVENUE SE, CALGARY, AB

National Investment Team
CALGARY

CBRE



THE OFFERING

CBRE Limited (“CBRE”) is pleased to present the excellent opportunity to acquire individual phases of the East Village Courtyard Development Lands located at 555 6 Avenue SE & 520-538 7th Avenue SE (the “Property” or “Site”), on a 2.17-acre (94,705 SF) prime future development site located in the heart of East Village between 7th Avenue SE and 5th Street SE. The East Village Courtyard Master Plan comprises of over 4 Phases, totalling 750,000 SF of mixed-use development across four towers and 912 multi-residential units for rental or condominium titled. The Master Development Plan expires in January 2027, with the right to renew two times for two years. The Property is strategically located in the heart of East Village, providing an abundance of amenities in the area including some of Calgary’s most notable restaurants, cafes, bars, and the Bow River pathways. The Site is one block east of the City Hall LRT station and three blocks north of the proposed Green Line East Village LRT station.

INVESTMENT HIGHLIGHTS



Strategically located in the heart of East Village between 7th Avenue SE and 5th Street SE, providing excellent access to numerous amenities and notable areas including a Real Canadian Super Store



Approved East Village Courtyard Master Plan allows for 7.9 FAR, allowing over 750,000 SF of mixed-use development over four multi-residential rental towers with the ability to built 912 rental units



Potential to construct a 6-storey wood-frame multi-residential building by amending the current Master Development Permit to allow for the desired density



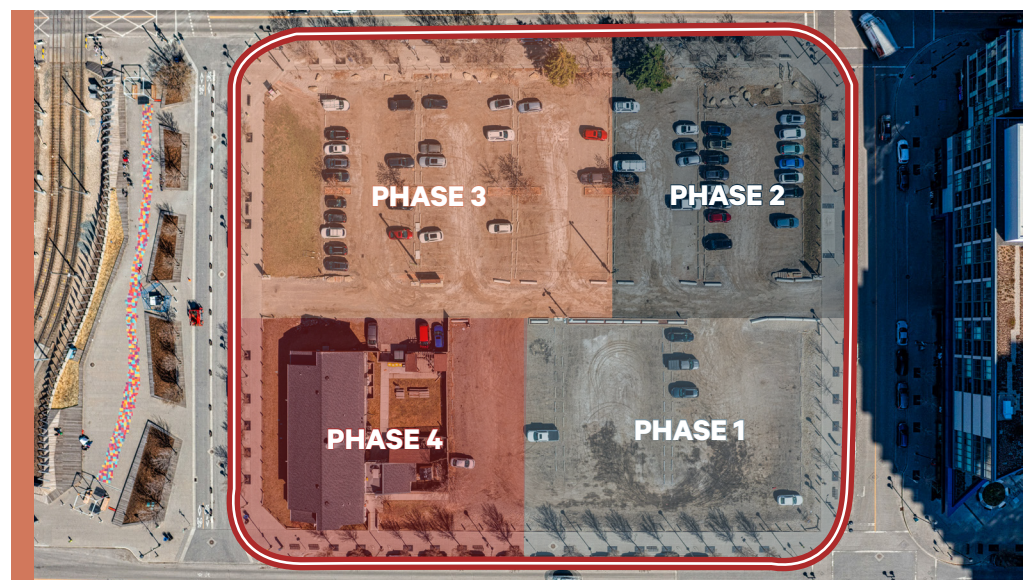
Located in the heart of East Village, one of Calgary’s fastest growing inner-city neighbourhoods with over \$400M in public infrastructure investment over the past several years



The Property provides holding income that helps off-set any costs during the development planning phase from a 159-stall parking lot

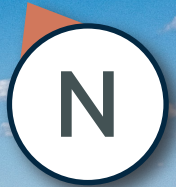
PROPERTY DETAILS

MUNICIPAL ADDRESS	555 6 Avenue SE & 520-538 7 th Avenue SE	
LEGAL DESCRIPTION	Plan 2411176; Block 38; Lot 43	
SUBMARKET	East Village	
SITE SIZE	Phase 1	0.60 Acres (26,284 SF)
	Phase 2	0.45 Acres (19,537 SF)
	Phase 3	0.56 Acres (24,431 SF)
	Phase 4	0.56 Acres (24,453 SF)
	Total	2.17 Acres (94,705 SF)
LAND USE DISTRICT	DC 70D2020 (Direct Control)	
MASTER DEVELOPMENT PERMIT	7.9 FAR (Approved)	
CURRENT USE	159-Stall Parking Lot	



DEMOGRAPHICS

RADIUS	1KM	3KM	5KM
POPULATION	16,709	119,864	216,282
POPULATION GROWTH (2024-2029)	51.6%	23.8%	17.1%
AVERAGE HOUSEHOLD INCOME	\$117,651	\$154,184	\$165,371
MEDIAN AGE	36.1	35.9	36.6



MEMORIAL DRIVE

REAL CANADIAN SUPERSTORE

TD BANK

WINNERS

SHOPPERS DRUG MART

CENTRAL LIBRARY

OLYMPIA LIQUOR

LRT BLUE LINE

5TH AVENUE SE

4TH AVENUE SE

6TH AVENUE SE

5TH STREET SE

7TH AVENUE SE

STUDIO BELL

8TH AVENUE SE

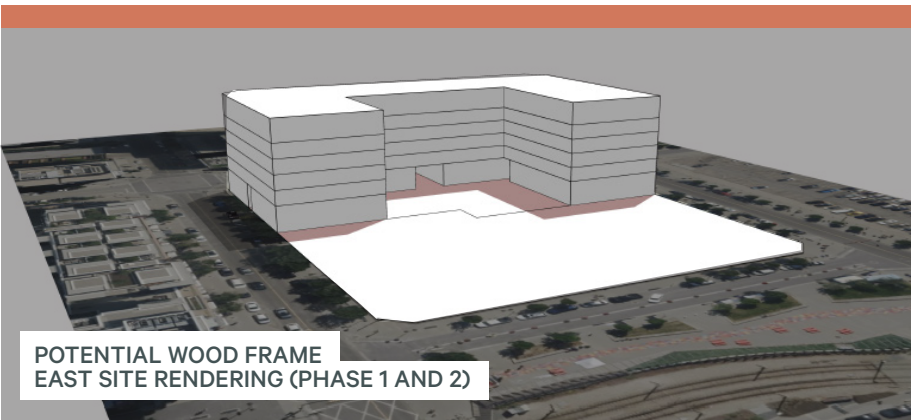
3RD STREET SE

4TH STREET SE

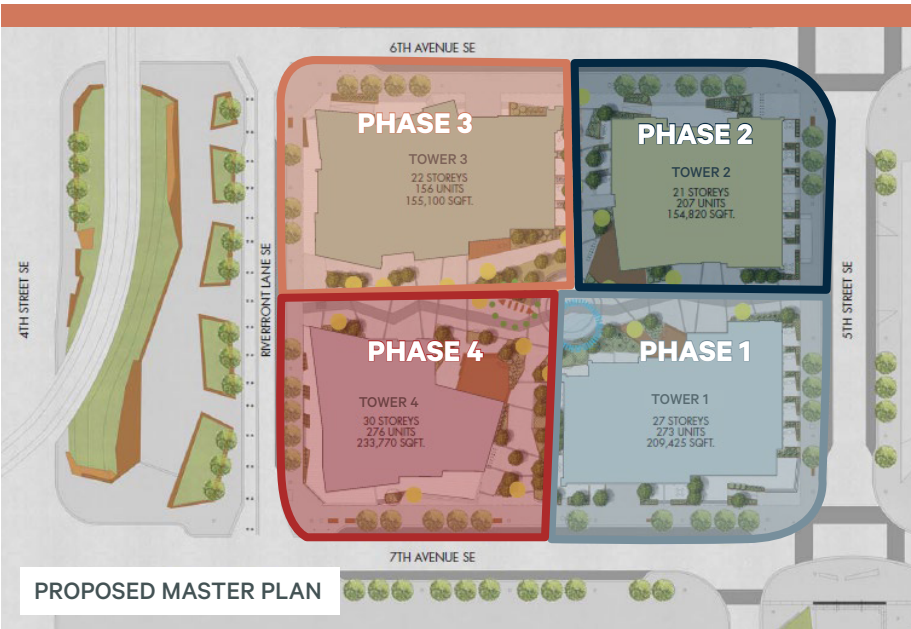
9TH AVENUE SE



PROPOSED CONCRETE
RENDERING (PHASE 1, 2, 3, 4)



POTENTIAL WOOD FRAME
EAST SITE RENDERING (PHASE 1 AND 2)



PROPOSED MASTER PLAN

PROPOSED SITE DEVELOPMENT DETAILS

CONCRETE (FULL SITE RENDERING)

# OF TOWERS (POTENTIAL TO PHASE)	4 (Tower 1, Tower 2, Tower 3, Tower 4)	
STOREYS	Tower 1	27
	Tower 2	21
	Tower 3	22
	Tower 4	30
# OF UNITS	Tower 1	273 Units
	Tower 2	207 Units
	Tower 3	156 Units
	Tower 4	276 Units
	Total	912 Units
AVG. UNIT SIZE	Tower 1	+/- 602 SF
	Tower 2	+/- 586 SF
	Tower 3	+/- 850 SF
	Tower 4	+/- 700 SF

POTENTIAL PHASE 1 AND 2 WOOD FRAME (EAST SITE)

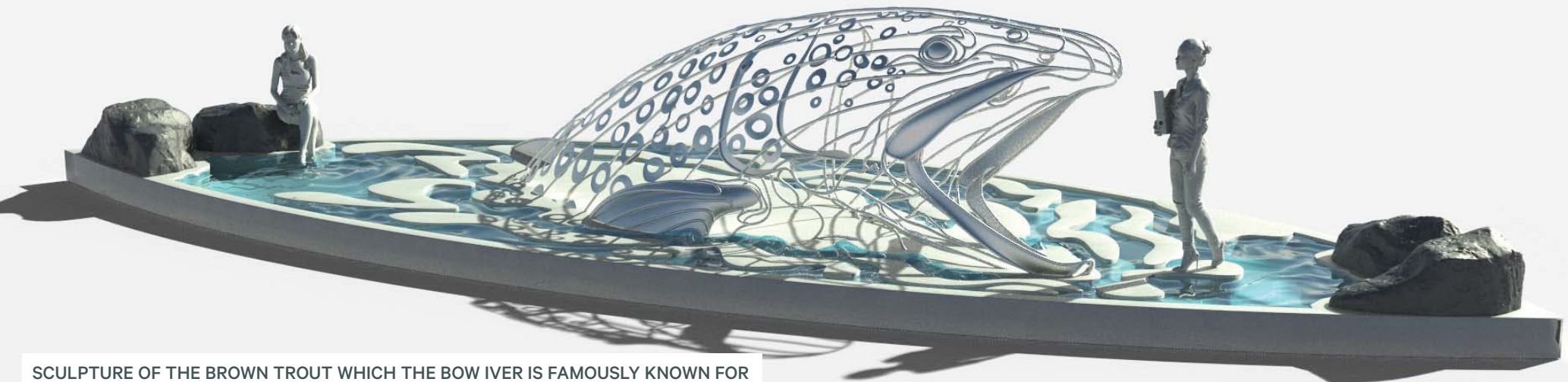
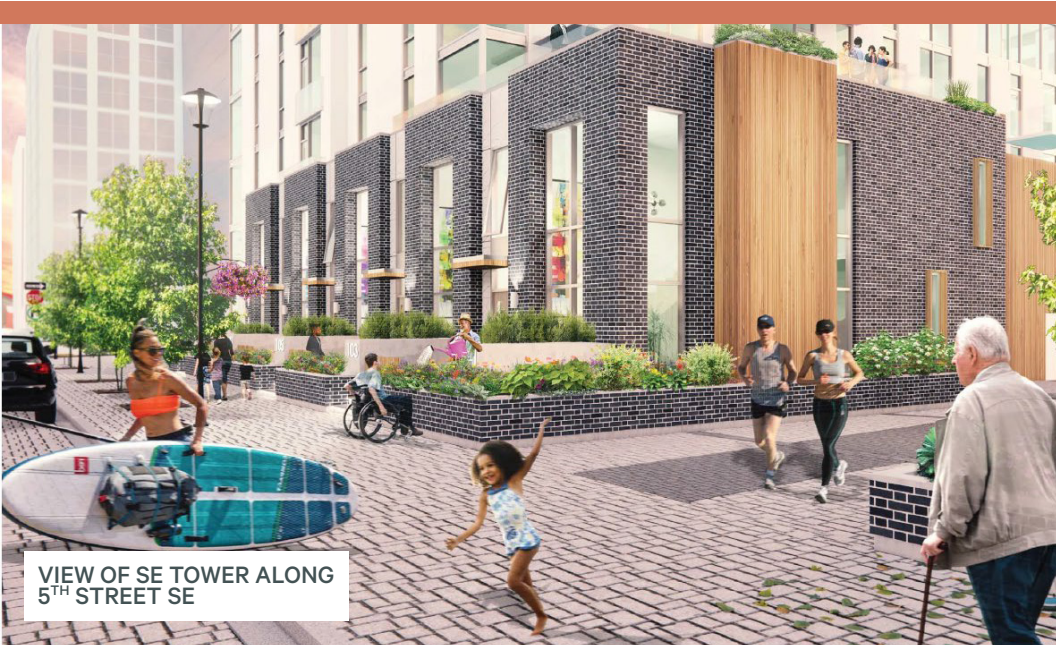
# OF TOWERS	1
STOREYS	6
# OF UNITS	275 Units
AVG. UNIT SIZE	+/- 607 SF

MASTER PLAN

- » Four-phase development of a full city block with independent construction for each of the four towers, expires in January 2027 with the option to renew for 2 years two times
- » Connected by a 681-stall underground parking structure for enhanced accessibility and feasibility with the ability to phase the parkade construction into 4 phases
- » Tower 1 provides 273 units with one-bedroom lofts in the podium and a combination of studio, one-bedroom and 2-bedroom units
- » Tower 2 consists of a two-story podium element with 21 storeys of residential providing 207 units, with a unit pedestrian passage along the western side of the building to connect with Tower 3
- » Tower 3 is a 156-unit residential building with on site plaza, bistro and outdoor patio and service retail to interact with C-Square Park to create a pedestrian friendly environment along Riverfront Lane
- » Tower 4 combines a commercial podium with a 30-storey residential tower providing 276 residential units with a mixture of one and two-bedrooms

APPROVED MASTER DEVELOPMENT PERMIT

The approved Master Development Permit allows for a 7.9 FAR based on the proposed public open space and on-site art.



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OFFERING PROCESS

East Village Courtyard Development Lands 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.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. 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.

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The CBRE logo consists of the letters "CBRE" in a bold, white, sans-serif font.

National Investment Team
C A L G A R Y

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