

For Sale

CURRIE BRESKEN STREET LANDS

2.30 +/- Acre Multi-Residential Development Site | Currie, Calgary



ROB MCELHOES

Vice President
+1 403 298 0403
rob.mcelhoes@colliers.com

GRAHAM DANIEL

Senior Associate
+1 403 538 2509
graham.daniel@colliers.com

AMY SINGH

Investment Associate
+1 403 298 0433
amy.singh@colliers.com





COLLIERS, ON BEHALF OF THE VENDOR, IS PLEASED TO PRESENT FOR SALE A MULTI-FAMILY DEVELOPMENT PARCEL, TOTALING 2.3 ACRES.

The Property is the first multi-family land offering in the 'Campus' area of Currie. The Campus, which lies in the northeast area of Currie, adjacent to Crowchild Trail, is centered around the historic Parade Square and is designated for future commercial, office and institutional uses, complemented by mid-rise multi-family density. It is also adjacent to the City of Calgary's redevelopment of the Richmond Green Golf Course site, slated for future redevelopment.

The property is being offered for sale on a 100% ownership transfer, fee-simple basis from the vendor - Canada Lands Company. The property is offered on an unpriced basis with bid date to be announced.

The area surrounding Currie has established a critical mass of some of the most highly-educated and highest earning households in the city. Currie is also adjacent to Mount Royal University which, currently accommodates 14,900 students. The university has 3 million SF of new facilities planned under their Master Development Plan.

OFFERING SUMMARY

- **Size:** 0.949ha/2.35 ac
- **Density:** Up to 186+ multifamily units, 26+ townhome units
- **Site Servicing:** To be completed by late 2024
- **Additional Servicing:** Water, Storm, and Sanitary available on 3 sides within Currie Lane, Bessborough Drive, Bresken Street and Normandy Drive
- **Registration:** Anticipated Q1 2025
- **Permitted Uses:** Multi-Family Residential
- **Zoning:** DC 163D2016 to be an important transition between the higher density mixed use commercial area and the lower density residential neighbourhoods in accordance with the CFB West Master Plan

BID SUBMISSION DATE: AUGUST 1ST, 2024

FUTURE CURRIE VISION



CURRIE OVERVIEW

Currie is a 195-acre master planned community just 7 minutes from downtown in Southwest Calgary. Designed for contemporary inner-city living with a variety of residential and mixed-uses, vibrant amenities while honouring its roots as a former Canadian Armed Forces base.

The community has developed and grown with a steadily influence around lower density housing forms, community amenities like schools, neighbourhood services and open spaces. Immediately and upcoming development opportunities is shifting towards medium and higher density areas within the approved master plan. The Vendor is looking for builder and development partners to expand housing offerings, price points and services.

The Vendor has delivered progressive and award-winning communities like Garrison Woods and Garrison Green in Calgary. These communities have been built by fostering innovation, forging strong ties with development partners, consultants, and the approving authority. The Vendor is seeking progressive builders and development partners to continue the ongoing transformation of Currie.

SURROUNDING PROJECTS



BILLY ANTHEM

This project is comprised of 65 townhome units of two to four bedrooms, each featuring contemporary design aesthetics across six blocks of homes, each of which will feature a two vehicle garage. This project is in the final phases of construction.

UNDER CONSTRUCTION



QUESNAY AT CURRIE ROHIT COMMUNITIES

Rohit is offering award winning designer condos ranging from 469 square feet to 962 square feet in two six storey buildings. Buyers will have the option of choosing one of four different high-end designer interiors, each with their own unique color tones and construction materials. Building one of the project is now 80% sold.

UNDER CONSTRUCTION



BURWOOD DISTILLERY

Burwood Distillery originated as a vision to celebrate Alberta's agriculture by handcrafting world-class spirits from local ingredients. It has evolved to become a destination for new world spins on classic old-world styles. Burwood Distillery purchased the historic "Stables Block" building in 2021 and has since transformed the heritage building with brewery partner VayCay Brew Co and Veranda Taproom.

COMPLETE



BISHOP DRIVE ANTHEM

This medium-density multi-family and townhouse development will feature a total of 187 residential units. Located next to Mount Royal University, the project will offer contemporary designed apartments.

PLANNING



CURRIE GREEN STATESMAN GROUP

Statesman's 'Currie Green' project is a three-phase retirement complex, comprised of steel & concrete construction and 8 – 10 storey structures. Featuring spacious and elegant one & two bedroom suites, the plan also incorporates the Inn at the Officers' Garden (a boutique hotel with 13 suites, several culinary options and award winning wedding and event services) into the development.

UNDER CONSTRUCTION

SURROUNDING SCHOOLS

In addition to Mount Royal University (14,900 students), which directly borders the south end of the Currie neighborhood, the Property is conveniently located within close proximity of more than a dozen other school facilities, accommodating children from pre-school to senior high school. These schools cover the Calgary Board of Education curriculum, as well as offering specialty curriculums, such as French immersion and self-directed learning programs.



- 1

SIR JAMES LOUGHEED
Grades 1 - 6 (All Boys School)
- 2

DISCOVERY PRE-SCHOOL
3 – 5 Year Olds
- 3

CLEAR WATER ACADEMY
Junior Kindergarten - High School
- 4

WEE WILD ONES
Preschool & Kindergarten
- 5

NEW HEIGHTS
Multi-age School for Autistic Children
- 6

NORTH POINT
Kindergarten - High School
- 7

BANBURY CROSSROADS
Multi-age Self-directed Learning School
- 8

CLASSICAL ACADEMY
Kindergarten - Grade 9 (Public Charter)
- 9

LYCEE INTERNATIONAL
Kindergarten - High School (Private & FI)
- 10

MASTERS ACADEMY
Kindergarten - High School (Private)
- 11

BISHOP CARROL
High School
- 12

ÉCOLE SAINTE-MARGUERITE
Primary School (Francophone)
- 13

MOUNT ROYAL UNIVERSITY
University (14,900 students+)
- 14

FOUNDATIONS FOR THE FUTURE
Kindergarten - High School
- 15

CENTRAL MEMORIAL
High School
- LEGEND

●

Elementary

●

Kindergarten to 12

●

High School

●

University



QUESNAYWOOD DRIVE SW

CALAIS DRIVE SW

BESSBOROUGH DRIVE

FUTURE CALAIS DRIVE SW

FUTURE BESSBOROUGH DRIVE SW

*TEMPORARY
CUL-DE-SAC

FUTURE BREKENS STREET SW

***TEMPORARY CUL-DE-SAC IS A PLANNING CONTINGENCY
DEPENDENT ON ROAD CONSTRUCTION TIMING**

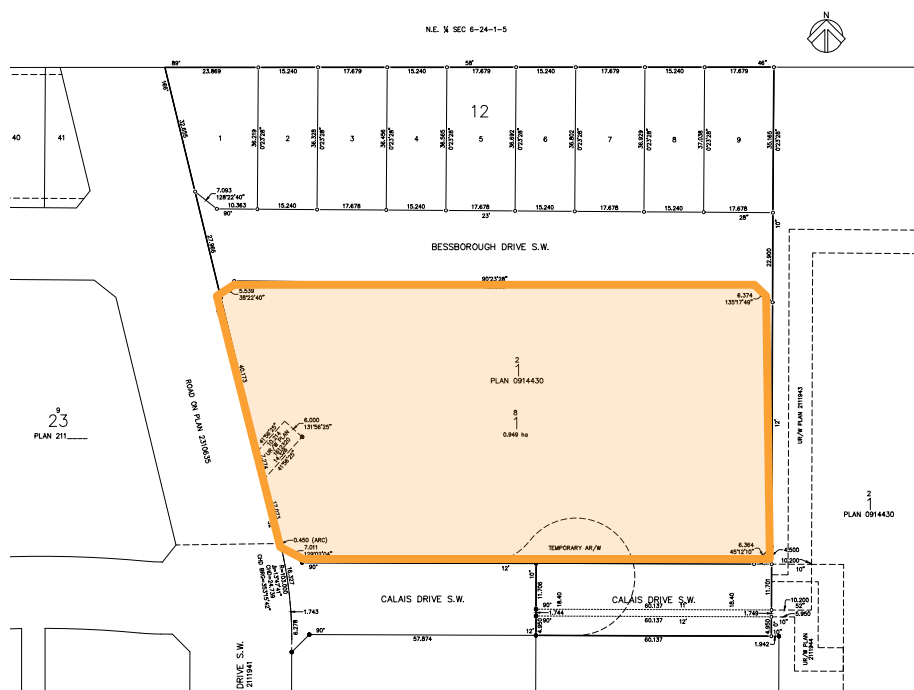


currie

ENDLESS POSSIBILITIES



Canada Lands Company
Société immobilière du Canada



ROB MCELHOES

Vice President
+1 403 298 0403
rob.mcelhoes@colliers.com

GRAHAM DANIEL

Senior Associate
+1 403 538 2509
graham.daniel@colliers.com

AMY SINGH

Investment Associate
+1 403 298 0433
amy.singh@colliers.com

Colliers

collierscanada.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2024 CMN Calgary Inc.