



# Falconridge *Gardens*

411 Falconridge Gardens NE | Calgary, AB

**FOR SALE**

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**Colliers**  
INTERNATIONAL

# Executive Summary

Colliers International (“Colliers”) is pleased to present for sale Falconridge Gardens (the “Property”), a collection of 112 three bedroom townhouse units located at 411 Falconridge Gardens NE in Calgary, Alberta.

Situated on 7.06 acres in the desirable Falconridge neighbourhood of Northeast Calgary, Falconridge Gardens consists of 28 townhouse clusters each containing four rental units. With the large average unit sizes and townhouse style configuration catering perfectly to the area’s rental demographic, the Property is 100% occupied offering investors secure cash flow. With an attractive in-place yield, and through the continuation of a recently initiated renovation program, investors will be able to realize some of the strongest investment returns within Calgary’s multi-residential investment market.



### Unique Offering

- Rare to find for sale a townhouse project in excess of 100 units
- Attractive mix of 100% three bedroom townhouse units
- Large average unit sizes that include in-suite laundry and unfinished basement
- All units have private fenced yard



### Capital Improvements

- Extensive full interior renovation program (2019) completed on 21 townhouse units



### Yield Enhancement

- Attractive “going-in” yield combined with low financing rates provide impressive levered investment returns
- Opportunity to continue the a suite renovation program to further enhance investment returns
- Rental rates are currently 9% below market rents



### Location

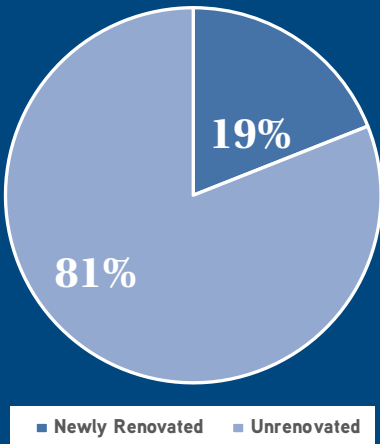
- Strong NE Calgary suburban rental sub-market that consistently outperforms both NE Calgary and Calgary CMA in terms of vacancy (CMHC)
- Strong demand for family friendly townhouse style rental product

100%  
OCCUPIED

3 BR  
1.5 BATHROOM

112  
TOWNHOUSE  
UNITS

9%  
POTENTIAL REVENUE  
GROWTH







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