

FOR SALE

333 6th Avenue NE

Calgary, AB



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Colliers

Colliers is pleased to present the exclusive opportunity to acquire 333 6th Avenue NE (the “Property”), a 10-unit rental complex located in the established inner-city community of Crescent Heights in Calgary, Alberta.

The Property is situated on approximately 0.14 acres and is improved with a 2.5 storey rental complex constructed in 1965. 333 6th Avenue NE is located in the desirable Crescent Heights neighbourhood in Calgary’s inner-city offering convenient access to the Downtown Core along with the abundant nearby restaurants, shops, public transit, parks and pedestrian connections along the beautiful Bow River corridor.

The concrete constructed Property is comprised of 10 condominium-titled units – six one-bedroom and four two-bedroom suites, with the eight above grade units offering spacious balconies. The Property offers attractive curb appeal, ten surface parking stalls (some covered) and includes a brand new boiler replaced in September 2026.

333 6th Avenue NE represents an exceptional near-term “value-add” opportunity for a savvy investor looking to acquire a high quality rental property in one of Calgary’s most attractive rental markets.

Receivership Sale

Ernst & Young Inc., in its capacity as Receiver of 2404875 Alberta Ltd., has authorized Colliers to act as its exclusive agent to list and procure offers for the purchase of the Property. The Property is being marketed and sold on an "as is, where is" basis, without representation or warranty by the Receiver, and prospective purchasers must rely solely on their own inspections and due diligence.

The sale of the Property is subject to approval by the Court of King's Bench of Alberta, which will be sought following the waiver or satisfaction of all conditions. The Receiver reserves the right to amend or terminate the sale process, accept or reject any offer, and negotiate with one or more prospective purchasers.

10

SUITES

0.14

ACRES

60%

OCCUPANCY

10

SURFACE PARKING STALLS

557 SF

AVERAGE SUITE SIZE (ESTIMATED)



Prime Inner-city Location

- Situated in the established Crescent Heights community
- Close proximity to Downtown Calgary and the Bow River pathway system
- Minutes from Centre Street and Edmonton Trail, offering a variety of shops, restaurants and services
- Convenient access to Prince’s Island Park and Calgary’s downtown core



Rare Immediate “Value-add” Opportunity

- The Property offers investors the ability to pursue an immediate asset “repositioning” program
- The Property’s 10 suites provide an opportunity to implement suite renovations and improve overall rental performance
- Investors can leverage the strong demand for well-located rental housing in Calgary to unlock the building’s value potential over the near-term
- Potential to collapse the condominium plan to immediately save on property tax
- Exit strategy exists to renovate the units, optimize the condominium corporation and sell the individual condominium units to purchasers for premium pricing



Strong Calgary Rental Market Fundamentals

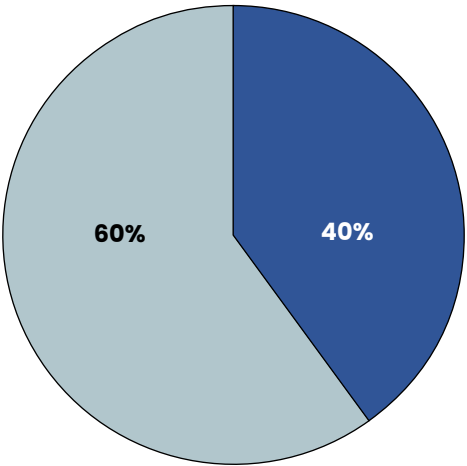
- Calgary continues to benefit from strong population growth and sustained demand for rental housing
- Calgary’s rental market remains supported by population-driven demand, despite increased new supply and a more balanced market
- Minimal inventory of smaller, well located inner-city rental properties

OFFERING PRICE
\$2,195,000

333 6th Avenue NE represents an exceptional “Value-add” opportunity

SUITE MIX

- 1 BR/ 1 BTH
- 2 BR/ 1 BTH



BUILDING SUMMARY

Address	1-10, 333 6th Avenue NE, Calgary, AB
Legal Address	Condominium Plan 0812911. The individual units are legally de- scribed as 0812911;1 through 0812911;10
Building Type	Three-storey residential apartment building
Number of Units	10
Site Area	0.14 acres (5,992 square feet)
Zoning	M-CG d72 – Multi-Residential – Contextual Ground Oriented
Year Built	1965
Construction	Reinforced concrete construction with concrete floor slabs and roof deck
Parking	10 surface parking stalls (some covered)
Laundry	On-site laundry room with two washers and two gas dryers
Appliances	Fridge, dishwasher, and stove in each suite
Balconies	Private balconies on north and south elevations with concrete decks, metal guardrails and glass inserts
Utilities	Water & sewer (City of Calgary) Electricity (Enmax) Natural gas (ATCO) Hydronic heating via natural gas-fired boiler
Roof System	Built-up asphalt roof (BUR), estimated 10-15 years old
Upgrades	New boiler (2026)

FINANCIAL SUMMARY

2026 Assessment	\$2,349,500
2026 Property Tax	\$15,624
Current Vacancy	40%
Financing	Purchaser to secure new financing (if required)





location highlights

333 6th Avenue NE is located in the heart of Calgary's Crescent Heights community, one of Calgary's most established inner-city residential neighbourhoods. Situated immediately north of the downtown core and along the Bow River, Crescent Heights benefits from its central location and convenient access to Calgary's major roadways. The proximity to the CBD along with the high concentration of shops, restaurants, cafés and local amenities draw residents to this thriving central inner-city community.

LOCATION HIGHLIGHTS

- Prime Crescent Heights location along 6th Avenue NE, near Centre Street N.
- Approximately 12 blocks to Calgary's CBD and direct access to Downtown via the Centre Street Bridge.
- Three blocks to the Centre Street N retail and restaurant corridor.
- Five blocks to the Bow River pathway system.
- Immediate access to Edmonton Trail NE and 16 Avenue NE retail and amenity corridors.
- Approximately 15 blocks to City Hall/Bow Valley College CTrain Station.
- 13 blocks from future 16th Avenue N Green Line LRT station

WALKING
TIME

▲ **20 MINS**
DOWNTOWN CORE

► **5 MINS**
CENTRE STREET
RETAIL CORRIDOR

▲ **20 MINS**
LRT STATION

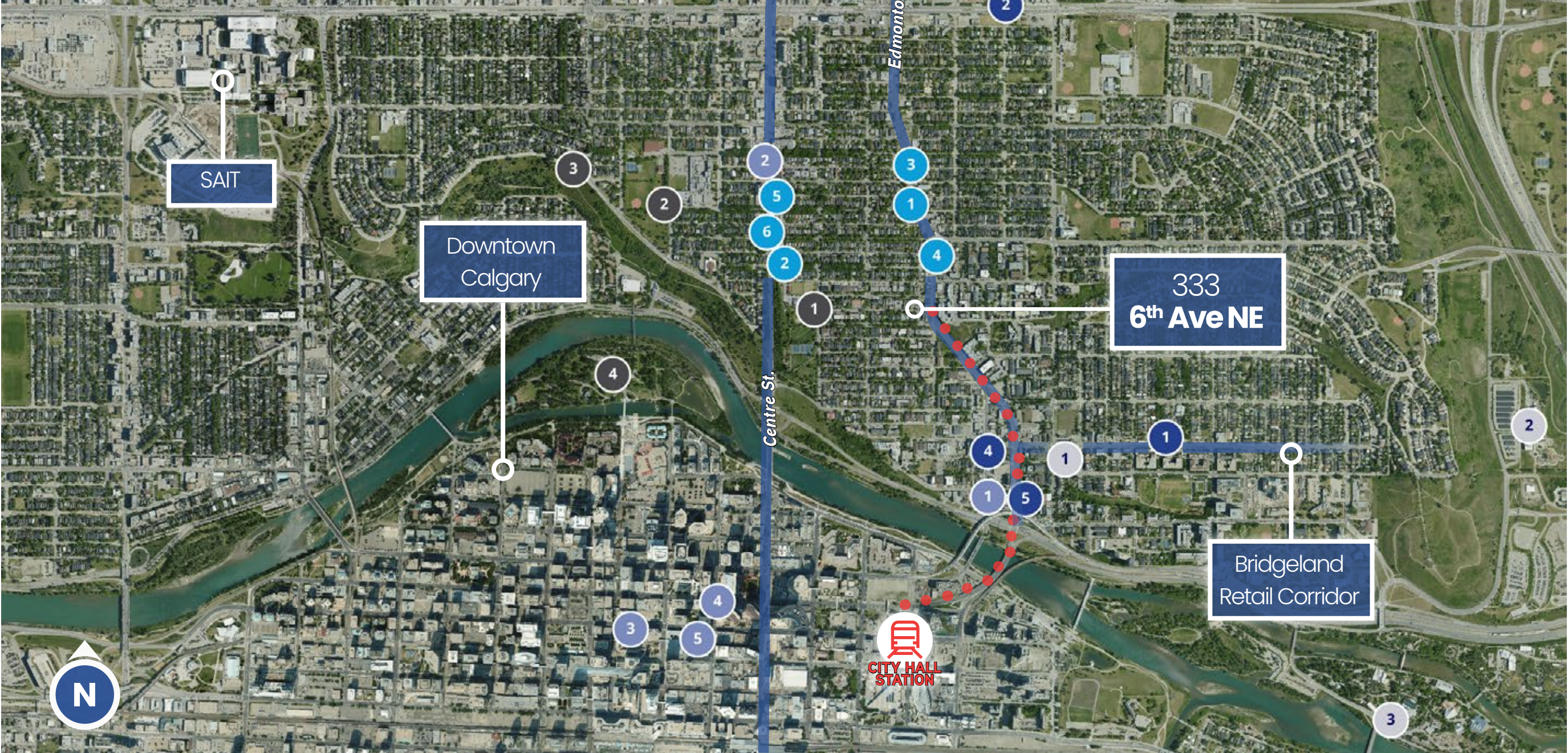


Average Household Income (5KM)
\$176,789 versus \$106,300 (Canada)

Source: Statistics Canada, Colliers



surrounding amenities



Dining

- 1 Bar Gigi
- 2 Sucre Patisserie & Cafe
- 3 Pizza Culture Napoletana
- 4 Namo Cafe Bistro
- 5 Holy Grill
- 6 Tokyo Street Market

Retail

- 1 Shoppers Drug Mart
- 2 Calgary Co-op
- 3 Safeway
- 4 Luke's Drug Mart
- 5 Blush Lane Organic Market

Office

- 1 Meredith Block
- 2 Centre 11
- 3 Intact Place
- 4 Suncor Energy Centre
- 5 Brookfield Place

Recreation/Parks

- 1 Rotary Park
- 2 Crescent Park
- 3 McHugh Bluff
- 4 Prince's Island Park

Other

- 1 Riverside School
- 2 TELUS Spark Science Centre
- 2 Calgary Zoo

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