

APPROVED DEVELOPMENT SITE  
FOR  
**SALE**

**1001**  
**8<sup>TH</sup> STREET S.E.**  
**CALGARY, ALBERTA**



**RIVER'S EDGE**

**TORODE**  
Realty Advisors Inc.

# PROPERTY INFORMATION

**TITLE:**

River's Edge

**MUNICIPAL ADDRESS:**

1001 8<sup>th</sup> Street SE

Calgary, AB

**SITE AREA:**

31,363.2 sq ft

**LEGAL DESCRIPTION:**

Plan A2, Block A, in Reserve A

**OWNERSHIP:**

Penguin Developments, Ltd

**DEVELOPMENT PERMIT:**

DP2016-1290

**TOTAL UNITS:**

90

**UNIT MIX:**

1 Bedroom: 41

2 Bedroom: 40

3 Bedroom: 6

Townhomes: 3

**UNIT SIZE:**

684 - 1,585 sq ft

**PARKING:**

77 stalls

**2017 PROPERTY TAX:**

\$26,616.75

**COMMUNITY:**

- Ramsay/Inglewood Area
- Future Inglewood/Ramsay LRT Station
- Attractions include:
  - Vibrant shopping
  - Restaurants
  - Arts and Culture scene
  - Calgary Zoo
  - Fort Calgary
  - Numerous local festivals and parks

**AMENITIES:**

Private balconies with spectacular views of the river, mountains and adjacent parks

**GROSS FLOOR AREA:**

90,020 sq ft

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

- 6 storey contemporary residential development
- Concrete frame
- 9 ft ceilings
- Underground parking
- Luxury bathroom and kitchen finishes

**LISTING PRICE:**

\$5.5 million

**TAX ASSESSMENT:**

\$1,500,000



COMING SOON

1001 8 Street SE

226, 1111 Olympic Way SE

www.TORODE.com

403.355.6000

# PRODUCT DEVELOPMENT



## CONNECTIONS AND GREEN SPACES

- Regional/River Pathways
- - - CP Rail Line/Proposed Green Line LRT
- - - 30m Rail Line Offset
- Green Space



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## EXISTING CONTEXT BUILDINGS

- Industrial
- Commercial
- Residential
- Public



# LOCATION



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**TORODE** Realty Advisors Inc.

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