



GRASSROOTS
REALTY GROUP

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1426 23 Avenue NW
Calgary, Alberta

MLS # A2284605



\$17,250,000

Division:	Capitol Hill		
Type:	Multi-Family/Row/Townhouse		
Style:	2 Storey		
Size:	32,507 sq.ft.	Age:	2020 (6 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Attached		
Lot Size:	0.75 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Near Golf		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Tile, Vinyl Plank	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Sewer
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	M-CG d89
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Garage door opener, Window coverings,

Wilderness Ridge offers a rare opportunity to acquire an institutional-quality, 24-unit purpose-built townhome community that is fully leased and backs directly onto Confederation Park, within Calgary's mature, inner-city Capitol Hill community. For REITs and institutional owners Wilderness Ridge can enhance a portfolio providing relative yield, liquidity, and durable rental demand fundamentals. Wilderness Ridge is positioned as a core-plus acquisition with in-place cash flow and the potential to enhance performance through rental optimization over time (see rent-to-market analysis / lease rollover profile). Newly completed in 2020, the Property has produced a stable operating history and out-performed occupancy and revenue expectations supported by its incredible park-side location, strong connectivity to Downtown, major transportation routes, post-secondary institutions (UofC and SAIT), and year-round outdoor recreation. The Property is being offered with attractive CMHC financing in place. Detailed APOD, plans and financial info available on request to qualified buyers.