



GRASSROOTS

REALTY GROUP

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**2822/2828 11 Avenue SE
Calgary, Alberta**

MLS # A2294230



\$7,800,000

| | | | |
|------------------|-------------------------------------|---------------|------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Multi-Family/Row/Townhouse | | |
| Style: | - | | |
| Size: | 17,976 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | Alley Access, Quad or More Detached | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | - | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | - | Sewer: | - |
| Basement: | - | LLD: | 16-24-29-W4 |
| Exterior: | - | Zoning: | R-CG |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

Welcome To An Exceptional New Construction 22-Unit Purpose-Built Rental Development Located In The Evolving Inner-City Community Of Radisson Heights. Situated At 2822 & 2828 11 Avenue SE, This Thoughtfully Designed Multi-Family Asset Presents A Rare Opportunity To Acquire A Modern, Income-Generating Property In A High-Demand Rental Corridor Just Minutes From Downtown Calgary. Scheduled For Completion In Summer 2026, The Project Features A Well-Balanced Unit Mix Tailored To Today's Rental Market, Including A Selection Of One, Two, And Three-Bedroom Suites. The Development Comprises Four Wood-Frame Residential Buildings, Complemented By Two Detached Garages, Offering A Total Of 12 Parking Stalls. Each Suite Has Been Designed With Durability, Efficiency, And Long-Term Operational Performance In Mind, Featuring Luxury Vinyl Plank Flooring, Quartz Countertops, Stainless Steel Appliances, And 9-Foot High Ceilings. All Units Include In-Suite Laundry, While Main Floor Suites Offer Private Balconies, Enhancing Livability And Tenant Retention. The Property Incorporates A Dedicated Affordability Component, With 6 Units (Approximately 25% Designated As Affordable Housing, Aligning With CMHC MLI Select Program Objectives And Supporting Stable Occupancy And Long-Term Income Consistency. Strategically Located, The Property Benefits From Proximity To A Wide Range Of Amenities, Including Schools, Shopping Centers, Places Of Worship, And Public Transit, Including LRT Access. Residents Will Also Enjoy Convenient Connectivity To Downtown Calgary, Along With Potential City Skyline And Mountain Views, Further Enhancing The Property's Overall Appeal. [Energy Efficiency And Sustainability Features To Be Detailed & Designed With Consideration

For Modern Building Performance Standards And Long-Term Operational Efficiency.] Radisson Heights Continues To Experience Ongoing Revitalization And Strengthening Rental Demand Fundamentals, Making This An Ideal Location For Long-Term Investment. The Combination Of New Construction, Efficient Building Design, And A Diversified Unit Mix Positions The Asset To Perform Well Under Evolving Market Conditions While Supporting Sustainable Income Growth Over Time.