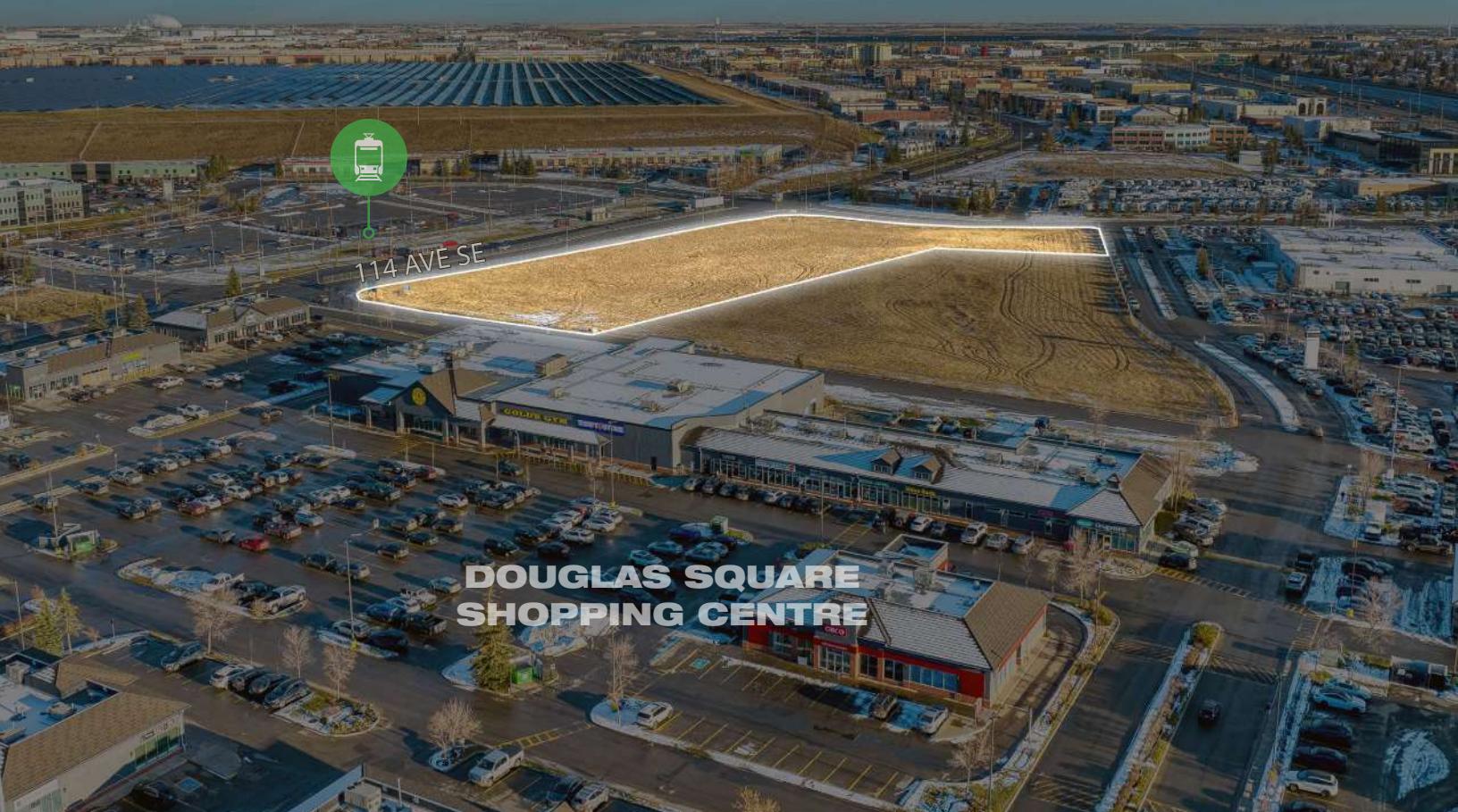


DOUGLAS GLEN

Multi-Family Development Land for Sale



PRIME DEVELOPMENT OPPORTUNITY

11519 29 Street SE Calgary, AB | Multi-Family Development Land for Sale

A Transit-Oriented Development Opportunity
Adjacent to Transit, Retail, and Everyday Amenities

THE OPPORTUNITY

Zoning supports development of a Multi-storey Mixed-use development (across multiple buildings).

- » **TRANSIT-ORIENTED LOCATION:** Adjacency immediately to future Green Line LRT station
- » **MARKET FUNDAMENTALS:** Above-average household incomes with projected population and household growth
- » **ZONING CERTAINTY:** Accommodates mid-rise development of up to six storeys across multiple buildings, creating a framework for vibrant, mixed-use design
- » **AMENITY-RICH NODE:** Retail, employment, parks, and services already in place

The site's strategic location amplifies its appeal. It offers excellent access to major transportation routes including Deerfoot Trail, Glenmore Trail, and 114th Avenue SE, while being surrounded by evolving commercial and mixed-use amenities in Douglas Glen and Quarry Park. This positioning aligns perfectly with Calgary's Municipal Development Plan and TOD vision for compact, walkable communities. In short, this property delivers density, connectivity, and market-ready zoning, providing a terrific opportunity for developers to capitalize on sustained demand in Calgary's multi-family sector.

DEMOGRAPHICS (3KM RADIUS)



KEY DETAILS

Address	11519 29 Street SE
Legal Address	Condominium Plan 2511170, Unit 1
Site Area	±4.32 Acres (187,747 SF)
Buildable Area	±282,942 SF
Anticipated FAR	3.0
Proposed Height	6 storeys
Zoning	Mixed Use – General (MU-1f3.0H60)
Transit Access	Adjacent to future Douglas Glen Station
Community	Douglasdale/ Quarry Park Transit-oriented development node
Sale Price	\$11,500,000

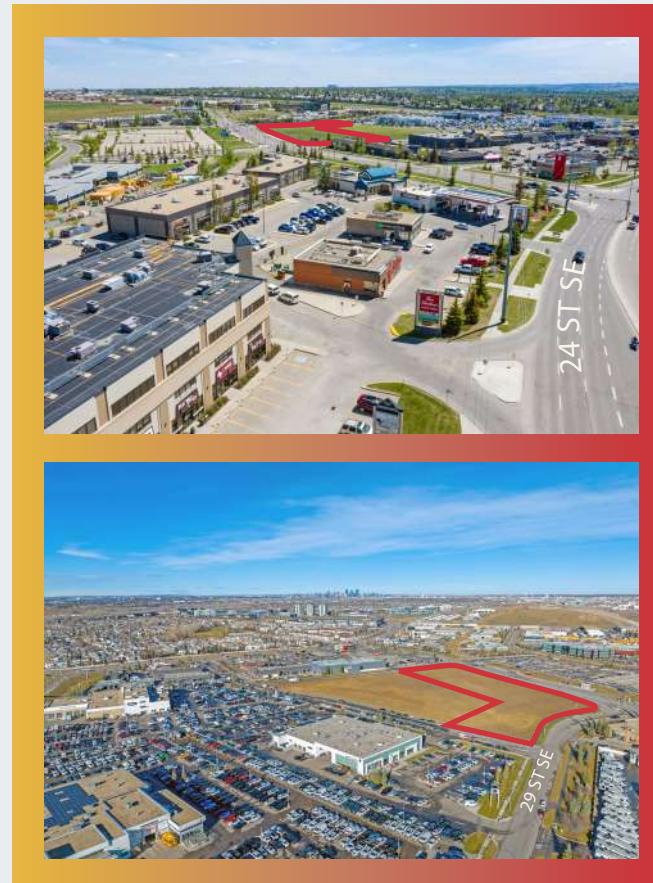


LOCATION

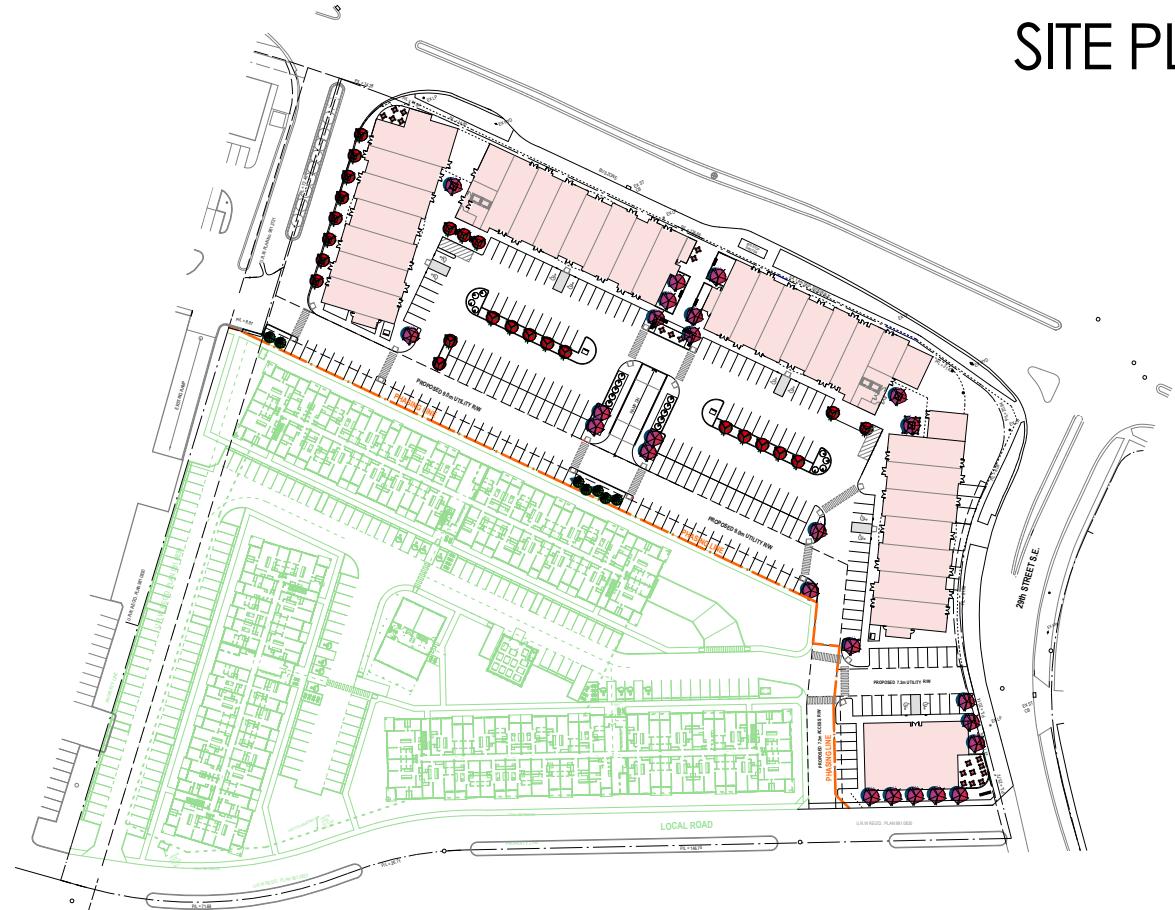
The surrounding Douglasdale/Douglas Glen community offers exceptional amenities anchored by Douglas Square Shopping Centre—a 121,750 SF retail hub spanning 13 acres and home to 33 national and local retailers. This centre provides a necessity-based tenant mix serving one of Calgary's most established and growing residential nodes.

The area also benefits from excellent exposure along 24th Street SE and Deerfoot Trail, and is within walking distance of the future Douglas Glen LRT Station, now under construction. With over 459 new multi-family units being built nearby and strong demographics, the trade area is poised for continued growth.

Residents also enjoy proximity to Quarry Park's major employment hub, the Remington YMCA, and abundant green spaces along the Bow River, creating a vibrant, connected community ideal for multi-residential/mixed-use development.



SITE PLAN



TRAFFIC COUNTS

Traffic		Traffic Vol	Study Date	Distance
Collection Street	Cross Street			
29 Street SE	114 Avenue SE	7,000	2018	0.24 km
114 Avenue SE	29 Street SE	15,000	2018	0.33 km
Douglas Glen Gate SE	24 Street SE	4,000	2018	0.46 km
24 Street SE	18 Street SE	23,000	2018	0.48 km
Deerfoot Trail SE	Douglasdale Blvd SE	105,860	2022	0.54 km
Deerfoot Trail SE	24 Street SE	105,860	2022	0.62 km
Deerfoot Trail SE	Douglas Woods PI SE	120,740	2019	0.65 km
Douglasdale Blvd SE	Douglasbank Rise SE	16,000	2018	0.68 km
Douglasdale Blvd SE	Douglas Woods Dr SE	14,000	2018	0.95 km
Douglasdale Blvd SE	Douglas Woods Rise SE	6,000	2018	0.98 km

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