

Calgary



**NOTE: Opportunity is restricted to qualified non-profit housing providers**



**FOR SALE**

**1406 26 ST SW Calgary, AB**

**Non-market housing development opportunity located in Shaganappi with good access to transit, amenities, and green space.**

**LAND TYPE**  
Vacant residential lot

**LEGAL**  
Plan 2311009  
Block 5 Lot 55

**COMMUNITY**  
Shaganappi

**SITE AREA**  
± 20,037 sq.ft.

**LAND USE**  
M-X2 (Multi-residential - Medium Profile Support Commercial)

### Property Highlights

- Serviced by Calgary Transit, with the Shaganappi Point LRT station approx. 100 meters from the property
- K-6 public school located one block to the south
- Transit-oriented development opportunity
- Shaganappi Park is located less than 100 meters from the site
- Pre-application (DART) assessments available
- Property to be sold 'as is'
- No finder's fees or commissions payable

### Financial info

**LIST PRICE**  
**\$720,000**<sup>+GST</sup>

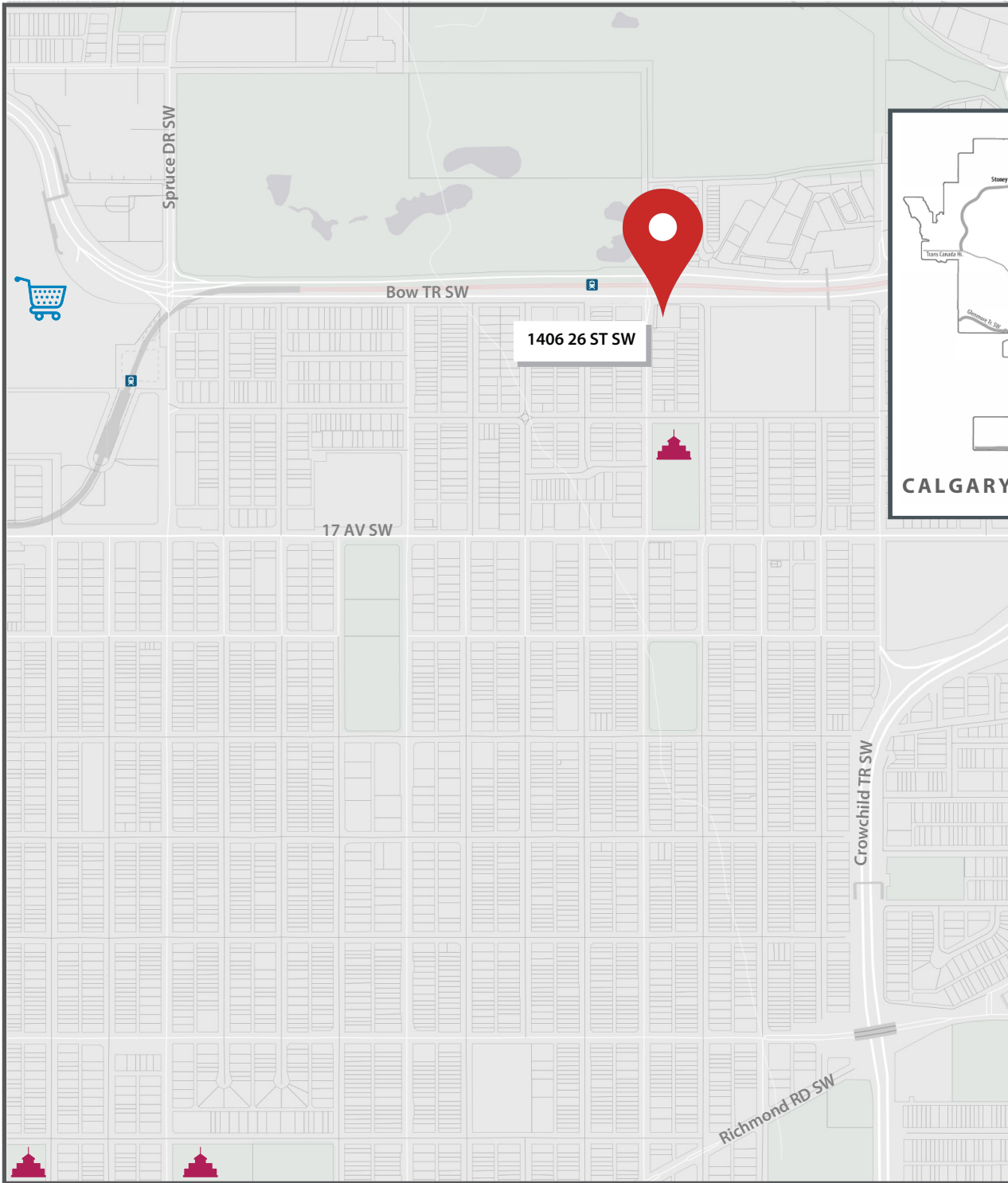
**APPLICATION PROCESS STARTS**  
May 30, 2024

**APPLICATION PROCESS ENDS**  
July 10, 2024 at 11:59 p.m. MST

Sales are restricted to experienced non-profit Non-Market Housing Providers for the purpose of developing affordable housing, per City of Calgary Council Policy CP2019-02. A Housing Agreement will be registered on Title for up to 40 years. Additional terms and conditions to be provided in the Purchaser Application Form. The properties are sold "as is". No warranties or guarantees apply. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of The City's real estate sales process available through the Vendor.

18-01200746

## Context map



### Amenities

Commercial and health support services including grocery, retail shops, restaurants, entertainment venues, walk-in clinic and pharmacy, which can be found at Westbrook Mall and the Shaganappi Community Health Centre.

## Contact us



**Chloe Bunyan**  
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Real Estate Sales & Marketing  
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**OFFICE** 587.225.0764

Submit interest using the  
**Purchaser Application Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

**[calgary.ca/realestate](http://calgary.ca/realestate)**

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.