



1003 - 1013 11 Street SE
0.94 Acre / 40,917 SF±

ZONING APPROVED

For Sale | Inglewood Crown Surplus Site
1003 - 1013 11 Street SE | Calgary, Alberta

THE OFFERING

Nestled in the heart of Inglewood, Calgary, this prime redevelopment site presents an exceptional opportunity for investors and developers to create a sophisticated and modern project that would seamlessly blend urban convenience with a touch of community charm.

Situated in one of Calgary's most sought-after neighborhoods, the site boasts proximity to a variety of amenities and services. Residents will enjoy easy access to trendy boutiques, eclectic art galleries, Calgary Zoo and a diverse array of dining options, contributing to a dynamic and culturally rich living experience. The renowned Inglewood Bird Sanctuary and the numerous nearby green spaces, parks and walkways provide a serene escape, fostering a balance between city living and natural tranquility.

PROPERTY DETAILS

Site Size	0.94 Acre / 40,917 SF±
Current Land Use	DC-1Z93-SITE-4 G-2 (20)
Approved Land Use (July 16, 2024)	MU-2 (f6.3, h38)
Proposed Density (Buildable)	Mid-Rise: 134,837 GFA
Proposed Density (Buildable)	High-Rise: 257,777 GFA
Price	\$9,750,000 \$8,500,000

CLOSE PROXIMITY TO DOWNTOWN





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REZONING CONSIDERATIONS

- » The City Planning Commission unanimously approved the rezoning of the site to MU-2 on July 16, 2024.
- » The adjacent rail line and Airport Vicinity Protection Area have no discernible impact on the site.

DEMOGRAPHICS 2 KM RADIUS

 29,085 2023 Population	 \$101,111 Average Household Income	 32,881 2028 Projected Population	 39.1 Years old Median Age
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RETAIL & DINING

1. Madame Premier - Women's clothing
2. F45 Fitness
3. The Nash - stylish restaurant in the 1907 historic National Hotel
4. Eden - The blue collar bistro in the heart of Inglewood
5. Spumbo's Fine Food & Deli
6. Park & Fifth - fashion forward boutique
7. Norley's Colombian Street Food
8. Cold Garden Brewery
9. Ol' Beautiful Brewing Co.
10. Plant - Family-friendly garden center
11. Ami Tea Inglewood
12. The Blue Store Foodmart



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