

For Sale | Currie, Calgary

TWO DEVELOPMENT SITES

JULY 2ND, 2025



CROWCHILD TRAIL SW

33RD AVENUE SW



CURRIE BOUNDARY

QUESNAY WOOD DRIVE SW

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COLLIERS, ON BEHALF OF THE VENDOR, IS PLEASED TO PRESENT FOR SALE TWO DEVELOPMENT PARCELS. THE VENDOR WILL CONSIDER SUBMISSIONS ON ONE OR BOTH PROPERTIES.

The Properties are two residential land offerings in the upper east side of Currie. The Parcels will be alongside a future green space. The properties are in close proximity to the historic Parade Square giving this neighbourhood a tremendous link into the employment, educational, recreational, and cultural programming that will take place there. A future high street with mixed-use retail is also planned within walking distance directly east of the Senior Living complex called Currie Green. The Currie Core envisions a high street curated retail main street spanning 100,000 square feet and is envisioned as the heart of the community.

The properties are being offered for sale on a 100% ownership transfer, fee-simple basis from the vendor - Canada Lands Company. The properties are offered on an unpriced basis with the opportunity to purchase one or both sites.

The area surrounding Currie has established a critical mass of some of the most highly-educated and highest earning households in the city. Currie is also adjacent to Mount Royal University, which currently accommodates over 15,500 students. The university has 3 million SF of new facilities planned under their Master Development Plan.

OFFERING SUMMARY

- **Size:** Parcel A: 1.49ac/0.601ha
Parcel B: 1.49ac/0.601ha
- **Density:** the parcels offer a wide-range of residential density, from duplex to 6 storey built form
- **Site Servicing:** Expected completion November 2025
- **Registration:** Anticipated January 2026
- **Closing:** Expected February 2026
- **Permitted Uses:** Residential
- **Zoning:** Both 16D2025 and 162D2016 land uses allow for a built form that will accommodate a full range of residential buildings that support a permeable, accessible, and pedestrian-oriented neighbourhood design that is sensitive to and respectful of provincial historic resources in accordance with the aims of the CFB West Master Plan. The ultimate built form, height, density, materials, features, and design will be dictated by the Architectural Controls.
Note – Canada Lands currently has a land use amendment into the City to revise any 5 meters setbacks to 3 meters.

SUBMISSIONS REQUESTED BY : JULY 2ND, 2025

Purchasers are encouraged to submit on one or both parcels and may submit multiple submissions, specifying their preferred site and indicating whether they are interested in acquiring one or both parcels.

FUTURE CURRIE VISION

-  Future home to **12,000** People
-  **5,700** Residences
-  **23 Acres** Of open green space
-  **150,000 SF** retail space
-  **615,000 SF** Office space

CURRIE OVERVIEW

Currie is a 195-acre master planned community just 10 minutes from downtown in Southwest Calgary. Designed for contemporary inner-city living with a variety of residential and mixed-uses, vibrant amenities while honouring its roots as a former Canadian Armed Forces base.

The community has developed and grown with a steadily influence around lower density housing forms, community amenities like schools, neighbourhood services and open spaces. Immediately and upcoming development opportunities is shifting towards medium and higher density areas within the approved master plan. The Vendor is looking for builder and development partners to expand housing offerings, price points and services.

The Vendor has delivered progressive and award-winning communities like Garrison Woods and Garrison Green in Calgary. These communities have been built by fostering innovation, forging strong ties with development partners, consultants, and the approving authority. The Vendor is seeking progressive builders and development partners to continue the ongoing transformation of Currie.



CROWCHILD TRAIL SW

FUTURE BESSBOROUGH DRIVE SW

FUTURE CALLAIS DRIVE SW

FUTURE BRESKENS STREET SW

A 1.49 ACRES

B 1.49 ACRES

QUESNAY WOOD DRIVE SW

SURROUNDING PROJECTS



BILLY ANTHEM

This project is comprised of 65 townhome units of two to four bedrooms, each featuring contemporary design aesthetics across six blocks of homes, each of which will feature a two vehicle garage. This project is in the final phases of construction.

UNDER CONSTRUCTION



QUESNAY AT CURRIE ROHIT COMMUNITIES

Rohit is offering 175 award winning designer condos ranging from 469 square feet to 962 square feet in five and six storey buildings. Buyers will have the option of choosing one of four different high-end designer interiors, each with their own unique color tones and construction materials. Building one of the project is now 80% sold.

UNDER CONSTRUCTION



BURWOOD DISTILLERY

Burwood Distillery originated as a vision to celebrate Alberta's agriculture by handcrafting world-class spirits from local ingredients. It has evolved to become a destination for new world spins on classic old-world styles. Burwood Distillery purchased the historic "Stables Block" building in 2021 and has since transformed the heritage building with brewery partner VayCay Brew Co and Veranda Taproom.

COMPLETE



BISHOP DRIVE ANTHEM

This medium-density multi-family and townhouse development will feature a total of 187 residential units. Located next to Mount Royal University, the project will offer contemporary designed apartments.

PLANNING



CURRIE GREEN STATESMAN GROUP

Statesman's 'Currie Green' project is a three-phase retirement complex, comprised of steel & concrete construction and 8 – 10 storey structures. Featuring spacious and elegant one & two bedroom suites, the plan also incorporates the Inn at the Officers' Garden (a boutique hotel with 13 suites, several culinary options and award winning wedding and event services) into the development.

UNDER CONSTRUCTION



SURROUNDING SCHOOLS

In addition to Mount Royal University (over 15,500 students), which directly borders the south end of the Currie neighborhood, the Property is conveniently located within close proximity to more than a dozen other school facilities, accommodating children from pre-school to senior high school.



- 1 **SIR JAMES LOUGHEED**
Grades 1 - 6 (All Boys School)
- 2 **DISCOVERY PRE-SCHOOL**
3 – 5 Year Olds
- 3 **CLEAR WATER ACADEMY**
Junior Kindergarten - High School
- 4 **WEE WILD ONES**
Preschool & Kindergarten
- 5 **NEW HEIGHTS**
Multi-age School for Autistic Children

- 6 **NORTH POINT**
Kindergarten - High School
- 7 **BANBURY CROSSROADS**
Multi-age Self-directed Learning School
- 8 **CLASSICAL ACADEMY**
Kindergarten - Grade 9 (Public Charter)
- 9 **LYCEE INTERNATIONAL**
Kindergarten - High School (Private & FI)
- 10 **MASTERS ACADEMY**
Kindergarten - High School (Private)

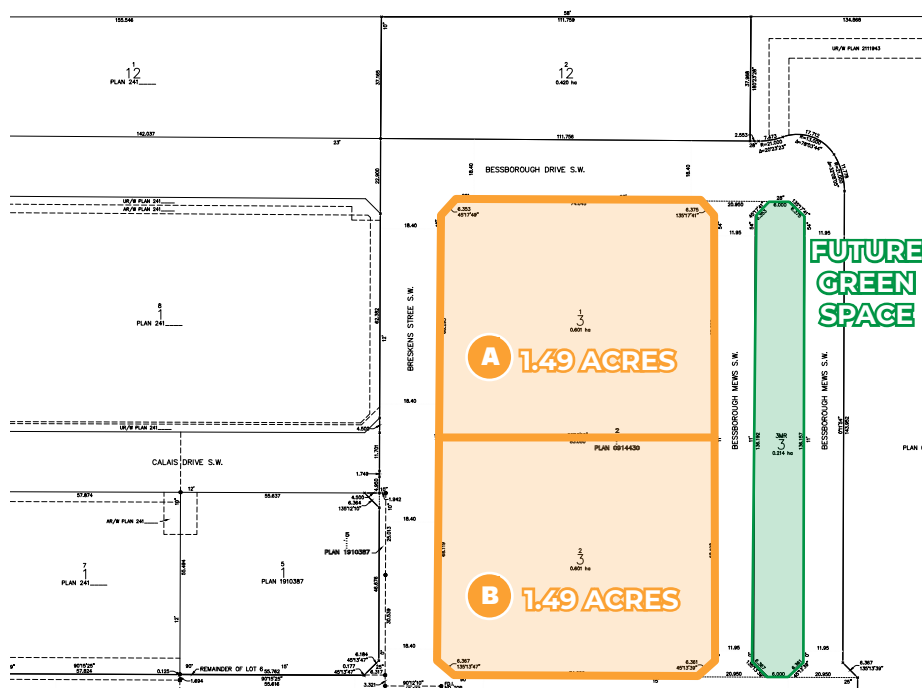
- 11 **BISHOP CARROL**
High School
- 12 **ÉCOLE SAINTE-MARGUERITE**
Primary School (Francophone)
- 13 **MOUNT ROYAL UNIVERSITY**
University (15,500 students+)
- 14 **FOUNDATIONS FOR THE FUTURE**
Kindergarten - High School
- 15 **CENTRAL MEMORIAL**
High School

- LEGEND**
- Elementary
 - Kindergarten to 12
 - High School
 - University




currie
 ENDLESS POSSIBILITIES

 Canada Lands Company
 Société immobilière du Canada



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