



**Luxurious
Rental Living
in Sunalta**

- 41 residential units
- Short walk from iconic 17th Avenue SW
- Underground parking for tenants

41-APARTMENT INNER CITY PROJECT FOR SALE

The Cunningham

1509 15th Avenue SW, Calgary



DEVELOPED BY



BRAVA
DEVELOPMENT CORP.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Manish Adiani, ASSOCIATE, INVESTMENT SALES

irobertson@barclaystreet.com

c: 403-975-0694 d: 403-294-7181 p: 403-290-0178

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5
www.barclaystreet.com



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STREET**
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LOCAL EXPERTISE MATTERS

PROPERTY INFORMATION

PROJECT LOCATION: 1509 15th Avenue SW

COMMUNITY: Sunalta

DESIRED LAND USE: MC-2

FAR: 2.45

BUILDING TYPE: Rental Apartment

RENTABLE/SALEABLE AREA: 26,040 sq. ft.

GROSS AREA: 31,805 sq. ft.

LAND AREA: 13,000 sq. ft.

NO. OF UNITS: 41

SUITE MIX: 1-Bdrm – 22; 2-Bdrm – 19

AVERAGE SIZE OF UNITS: 678 sq. ft.

PARKING: Underground – 28; surface – 6;
handicap – 2



PROJECT STATUS

DP approved, construction to start in Q2 2020

FINANCIAL INFORMATION

PRICE: Please contact brokers

Ideally situated in Sunalta, **THE CUNNINGHAM** boasts luxurious rental living in downtown Calgary. The Cunningham will be home to 41 apartments with an average size of 678 sq. ft., complete with underground parking for tenants. Residents of the development will be able to enjoy Calgary's iconic 17th Avenue just moments from their suite at the Cunningham.



Area Demographics (2 km radius)



Population

70,902 **82,753**
2019 2024 ▲16.7%



Average Household Income

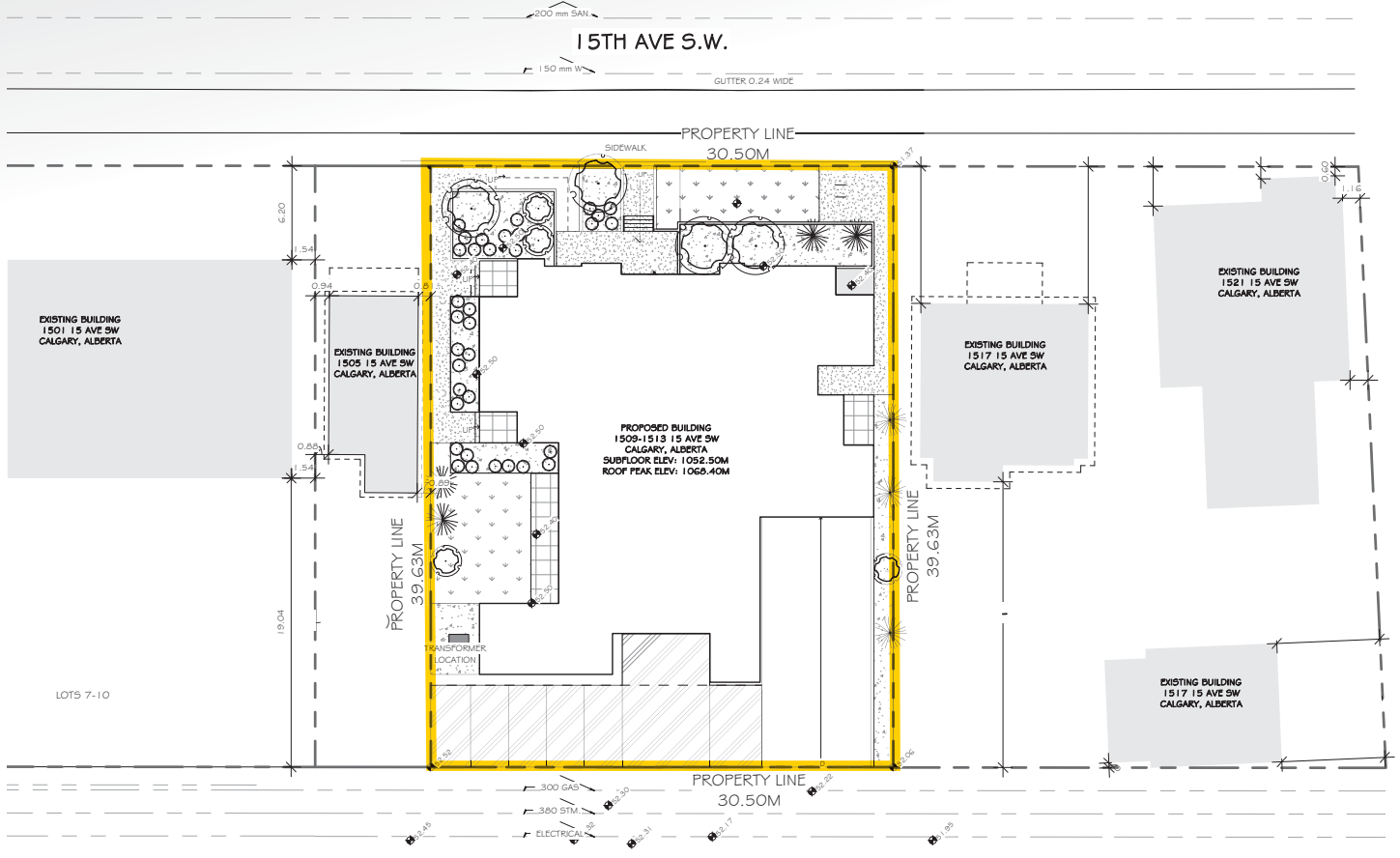
\$136,826 **\$153,794**
2019 2024 ▲12.4%



Traffic Count

25,000
VEHICLES DAILY ON 14 STREET SW

BLOCKPLAN



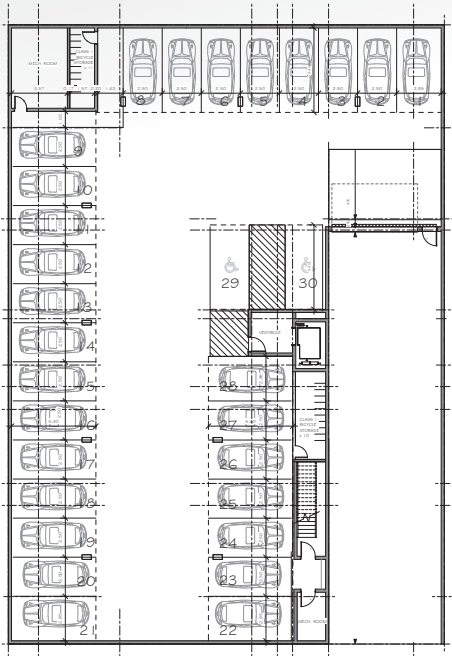
BLOCK PLAN



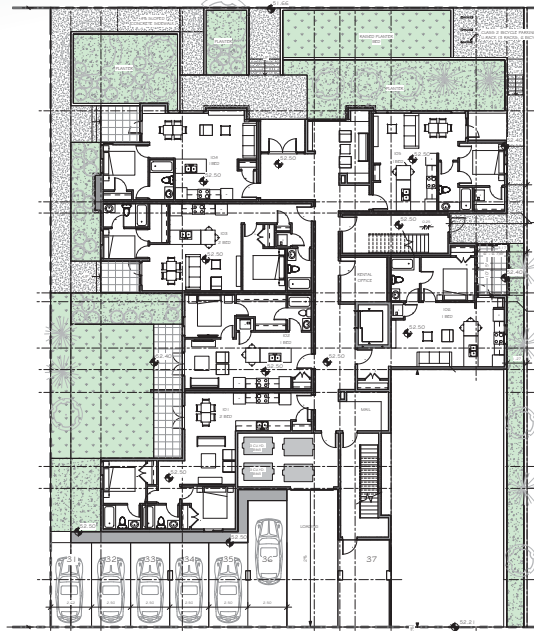
STREETSCAPE

FLOORPLANS

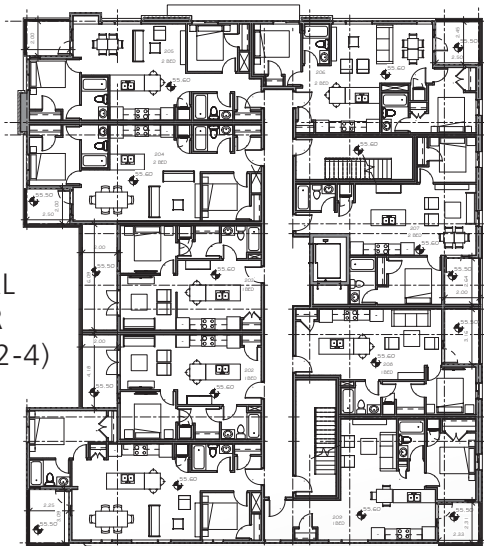
LOWER FLOOR



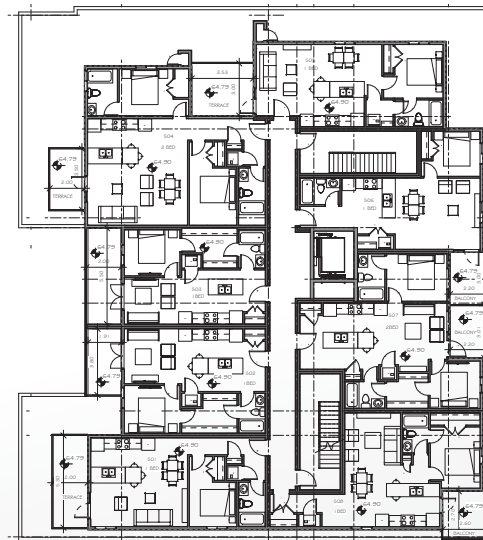
MAIN FLOOR



TYPICAL FLOOR
(FLOORS 2-4)



FLOOR 5



ABOUT THE DEVELOPER



An inner-city multi-family/mixed-use builder, Brava Development Corp. applies cutting-edge design and solid construction to apartments, condos, townhouses, and commercial spaces, all while expecting superior value.

The defining vision of Brava is built upon the knowledge that high-quality developments start with the best location. As a result, Brava is dedicated to purchasing only exceptional land in coveted locations throughout the city.

Brava always operates with integrity, transparency, innovation and effective communication in order to achieve its vision.

The information contained 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.



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