

**For Sale**

# 7014 – 7032 Ogden Road SE

Calgary, AB

30,928 square foot development site located directly adjacent to the future Ogden LRT green line station.



**Subject  
Property**



**Future Green  
LRT Line**



**30,928  
SF**

**Haig Basmadjian**  
Senior Associate  
+1 403 232 4316  
haig.basmadjian@avisonyoung.com

**Mason Thompson**  
Senior Associate  
+1 403 232 4340  
mason.thompson@avisonyoung.com

**Gurpreet Grewal**  
Senior Analyst  
+1 780 267 1516  
gurpreet.grewal@avisonyoung.com

**Thomas Bruder**  
Analyst  
+1 226 979 8480  
thomas.bruder@avisonyoung.com

# OPPORTUNITY

Avison Young is pleased to present, on an exclusive listing basis, **7014 - 7032 Ogden Road SE**, a 30,928 square foot development site. Located in the Ogden neighbourhood in Southeast Calgary, the property offers a prime development site near the future Green Line LRT station, making it ideal for transit-oriented development.

Situated in the Ogden Triangle, the site will feature the highest residential densities and tallest mixed-use buildings with active frontages and retail at grade in the community. The City of Calgary's commitment to infrastructure improvements, including the LRT expansion directly across from the property, enhances investment potential. This location connects to key amenities such as the CPKC headquarters, Historic Ogden Village, Southeast Calgary Community Resource Centre, and George Moss Park.

This development opportunity offers developers the chance to leverage enhanced future connectivity to downtown Calgary and other key areas, situated in a neighborhood demonstrating strong demand and significant growth potential.



Future Ogden Green Line LRT Station

# SALIENT DETAILS

### Municipal Address

7014 - 7032 Ogden Road SE, Calgary, AB

### Site Size

30,928 sq.ft. / 0.71 Ac.

### Current Land Use

MU-2f7.0h40 (Mixed-Use Active Frontage District)

### Maximum Density

7.0 FAR | 216,496 buildable sq.ft.

### Maximum Height

40 mt. (131 ft.)

### List Price

\$5,500,000

# HIGHLIGHTS

**Desirable development parcel** suitable for a mixed use mid-rise building allowing for residential and commercial uses.

**Located within the historic community of Ogden**, this property offers easy access to the Bow River, the Ogden Business Improvement Area, and a variety of parks and recreational trails. Ogden is known for its rich history, mature tree-lined streets, and strong sense of community, making it an ideal location for new development.

**Adjacent to the future Ogden Station on the Green Line LRT**, this property offers prime opportunities for Transit-Oriented Development (TOD), promoting sustainable urban living with convenient access to downtown and enhancing neighborhood connectivity and value.

**Zoned MU-2 (Mixed-Use Active Frontage)** that supports mixed-use developments and encourages active frontages and pedestrian-oriented environments. The subject zoning allows for a combination of residential, commercial, and office uses within the same building or on the same site.

# DEMOGRAPHICS



### Population

1KM	5,544
3KM	21,130
5KM	67,107



### Average Household Income

1KM	\$102,330
3KM	\$130,752
5KM	\$129,819

# INTRODUCTION TO THE COMMUNITY

Ogden is a historic neighborhood located in the southeast quadrant of Calgary, Alberta. Established in 1912, it is one of the city's oldest communities and offers a mix of residential, commercial, and industrial areas. The neighborhood is named after I.G. Ogden, a former Vice President of the Canadian Pacific Railway, reflecting its deep-rooted connections to Calgary's railway and industrial history. Ogden features a variety of housing options, from charming older homes to newer developments, and is known for its affordable real estate, making it a popular choice for families and first-time homebuyers. The community is well-served by several schools, parks, and recreational facilities, providing residents with numerous amenities and outdoor activities.



Future Ogden Station

## POPULATION IN PRIVATE HOUSEHOLDS IN 2023

 **9,161**  
OGDEN

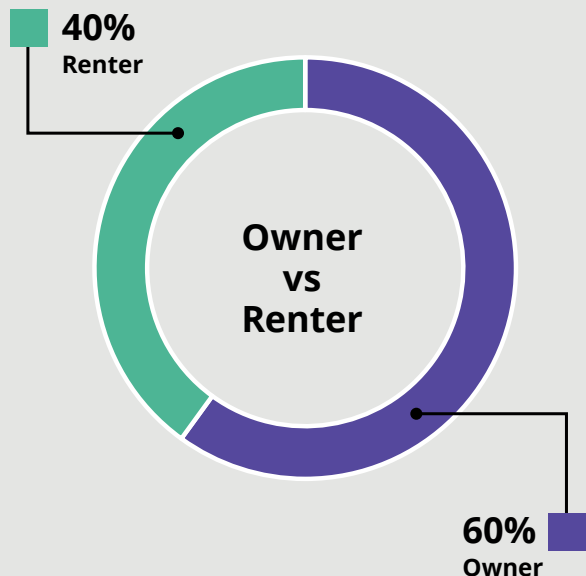
 **1,652,460**  
CALGARY



Green Line LRT



Conceptual Massing Aerial



## Commuting Duration from Ogden

	Number	Percentage
Less than 15 minutes	1,155	34%
15 to 29 minutes	1,545	45%
30 to 44 minutes	505	15%
45 to 59 minutes	95	3%
60 minutes and over	140	4%

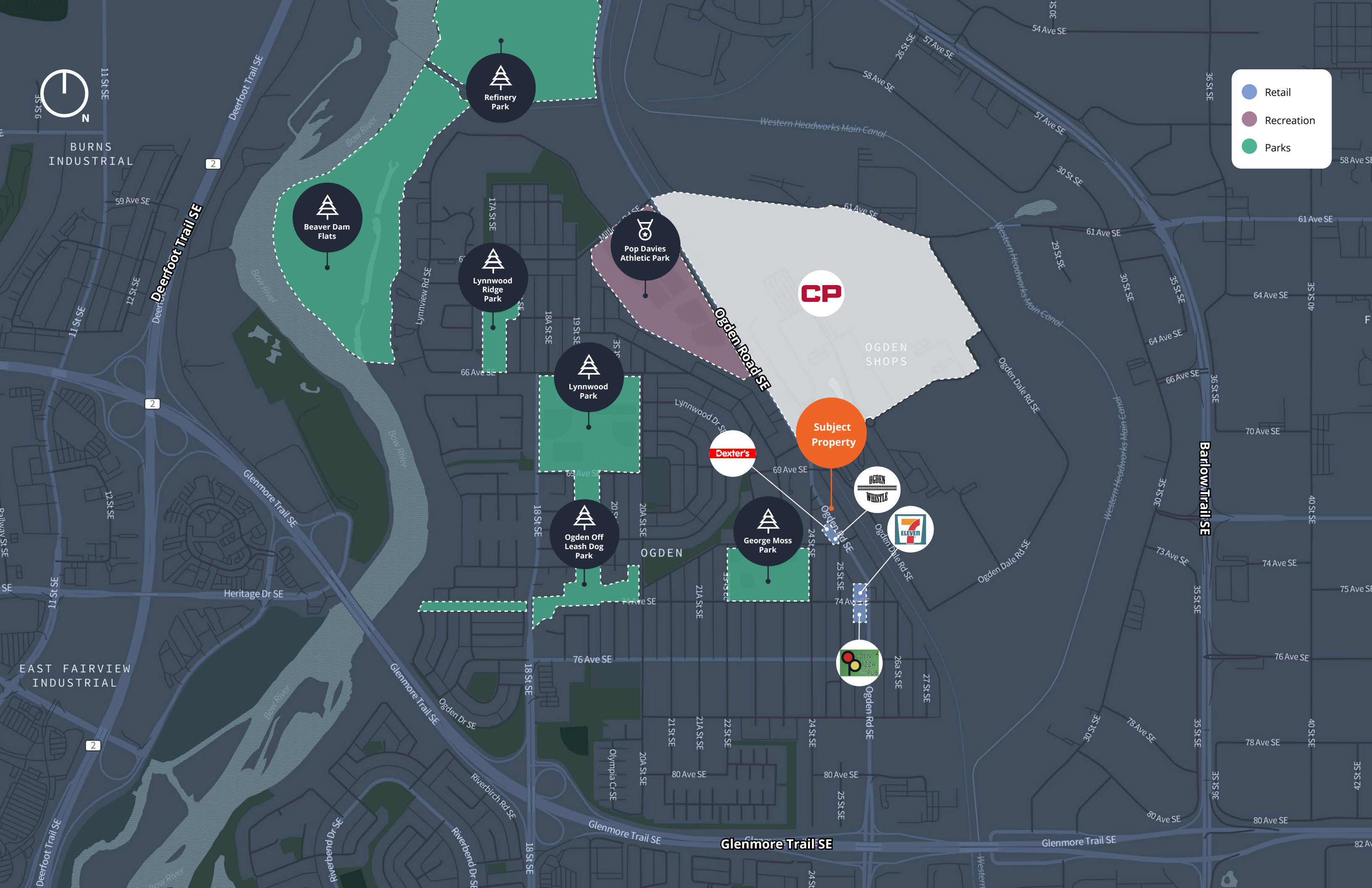
\* Based on Civic Data

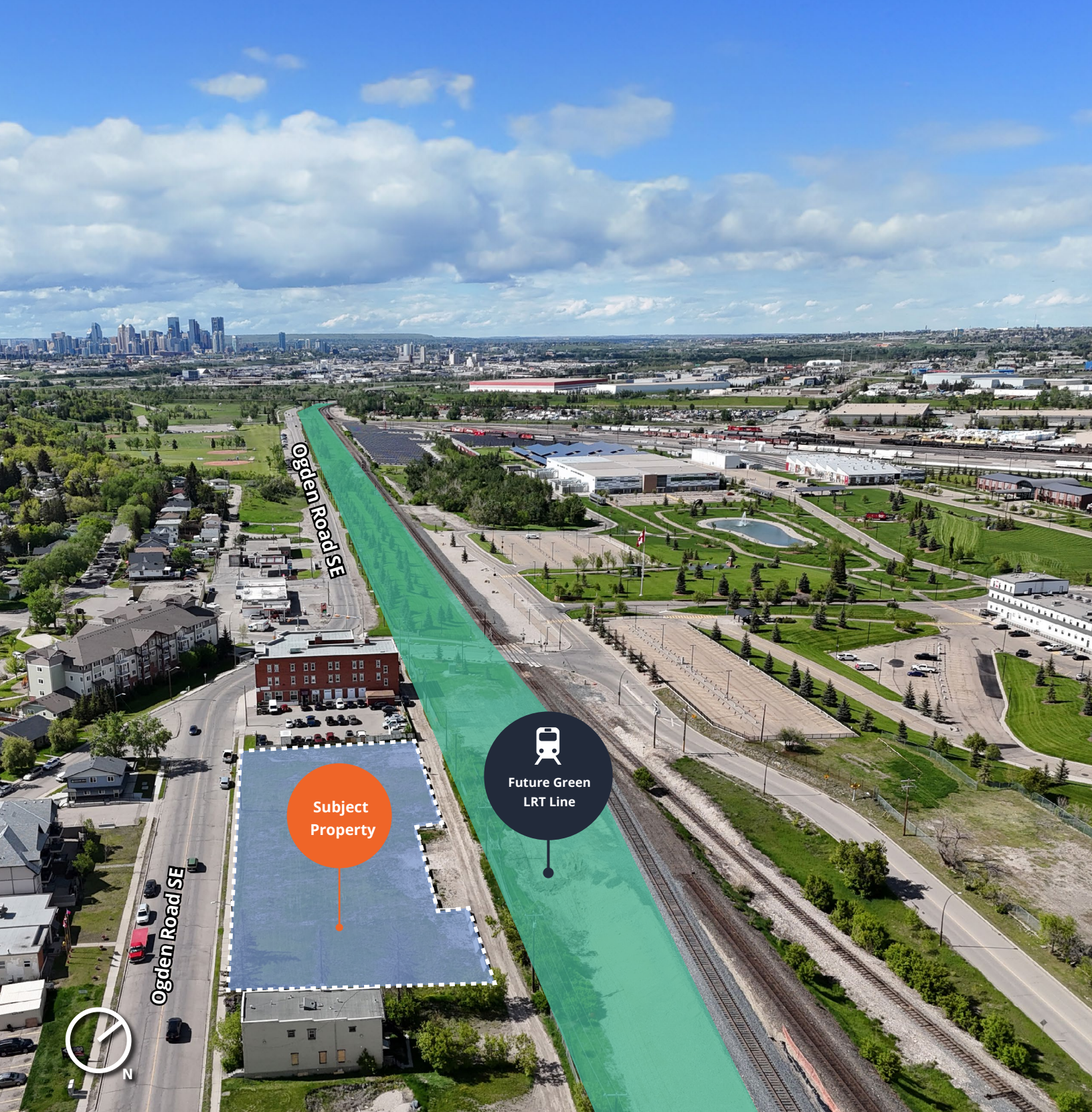
# CONCEPTUAL DESIGN & FUTURE DEVELOPMENT

- Proposed Project:** The Vendor has completed a preliminary massing and parking test based on an MU-2 zoning that is comprised of commercial at grade, five storeys residential, and two storeys below grade parking. The future development would be able to support a mixed-use mid-rise building that offers a range of retail, services, office and residential uses.
- Current Status:** No Development Permit has been brought forward. The subject property is ready for development and currently sits vacant and is unencumbered by any buildings or accessory structures.
- Providing Density for a Transit Oriented Development:** Transit Oriented Development is a key component of Calgary's growth strategy, aiming to create vibrant, walkable, and sustainable communities centered around public transit stations. The city's policies and plans, such as the Calgary Transportation Plan (CTP) and the Municipal Development Plan (MDP), support TOD by promoting higher density, mixed-use developments near transit stations.
- Community Modernization:** The community of Ogden is known for its mature neighborhood sprawl, characterized by well established homes and tree-lined streets. However, it is in need of new infill development to attract new investment and unlock its potential. By introducing modern, high-density housing and mixed-use projects, Ogden can revitalize its urban landscape, enhance property values, and provide diverse housing options that meet the needs of a growing population.



- Retail
- Recreation
- Parks





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Eighth Avenue Place, Suite 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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