



**1426 23 Avenue NW
Calgary, Alberta**

MLS # A2284605



\$18,000,000

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|------------------|---|---------------|------------------|
| Division: | Capitol Hill | | |
| Type: | Multi-Family/Row/Townhouse | | |
| Style: | 2 Storey | | |
| Size: | 32,507 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.75 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Environmental Reserve, Greenbelt, Near Golf | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Bldg Name: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Water: | Public |
| Roof: | Asphalt Shingle | Sewer: | Sewer |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Metal Siding | Zoning: | M-CG d89 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s) | | |

Inclusions: Garage door opener, Window coverings,

Wilderness Ridge offers a rare opportunity to acquire an institutional-quality, 24-unit purpose-built townhome community that is fully leased and backs directly onto Confederation Park, within Calgary's mature, inner-city Capitol Hill community. For REITs and institutional owners Wilderness Ridge can enhance a portfolio providing relative yield, liquidity, and durable rental demand fundamentals. Wilderness Ridge is positioned as a core-plus acquisition with in-place cash flow and the potential to enhance performance through rental optimization over time (see rent-to-market analysis / lease rollover profile). Newly completed in 2020, the Property has produced a stable operating history and out-performed occupancy and revenue expectations supported by its incredible park-side location, strong connectivity to Downtown, major transportation routes, post-secondary institutions (UofC and SAIT), and year-round outdoor recreation. The Property is being offered with attractive CMHC financing in place. Detailed APOD, plans and financial info available on request to qualified buyers.