

# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## North

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
1	N	1450 HARVEST HILLS DR NE	S-R	26-Jan-16	64.87	\$9,050,000	\$139,510	HARVEST HILLS GOLF COURSE LTD	1939487 ALBERTA LTD	Purchased by Cedarglen Homes and sold by the Windmill Golf Group.
2	N	5 ROCKCLIFF HT NW	S-FUD	5-Apr-16	4.25	\$2,250,000	\$529,412	MERTON & GAIL COLE	HAFIZ TARIQ MAHMOOD ALI & NAVEEN TARIQ	This sale is for land value only. At the time of sale the property also included a 2,500 SF bungalow.
3	N	1350 COUNTRY HILLS BV NE	S-FUD	11-Jan-17	52.90	\$2,846,400	\$53,807	STOCK FEED & SEED CORPORATION LTD.	MELCOR (COUNTRY HILLS COMMUNITIES INC.)	At the time of sale the property was vacant and unimproved.
4	N	8321 85 ST NW	S-FUD	7-Jun-17	43.11	\$24,339,000	\$564,579	HAWKWOOD FAMILY	HOPEWELL ARBOUR LAKE LAND CORP	Large parcel of vacant land is located in NW community of Arbour Lake. There are some older buildings on the site. Purchased by Hopewell.
5	N	39R ROYAL BIRCH GR NW	R-C1/S-CRI	13-Jul-17	5.56	\$1,950,000	\$350,719	GRANITE LAND CORP	VWR CAPITAL CORP	Located in the heart of the NW district of Royal Oak this property consists of 5.66 Acres of undeveloped land. The net developable area is 2.08 acres. There are two zoning designations effecting the site.
6	N	10110 ROCKY RIDGE RD NW	Various	24-Nov-17	13.12	\$4,900,000	\$373,475	GRANITE LAND CORP	RAVINES OF ROYAL OAK GP LTD	This is a Court Ordered Sale of 10110-Rocky Ridge Road, where a walkout bungalow now stands. (2.03 acres)zoned R-2A. East of the pond is (5.98 acres) of RM-4, possible developable land. Residential medium density multi-dwelling district of bylaw 2p80. Both portions are designated as DC29Z99.
7	N	17505 4 ST NE	S-FUD	13-Sep-18	38.97	\$10,000,000	\$256,608	STAMPEDE CITY RV AND BOAT STORAGE INC.	2135729 AB LTD	Located on the outskirts of calgary in the NE RV and Boat storage facility.
8	N	17171 6 ST NE	S-FUD	17-Dec-18	120.00	\$7,200,000	\$60,000	864503 ALBERTA INC	CITY OF CALGARY	Sale involves an almost quarter section of land located south of 176 AV NE.
9	N	14900 6 ST NE & 800 144 AV NE	S-FUD	27-Sep-19	160.00	23,725,000	\$148,450	BROOKFIELD RESIDENTIAL (CARMA LTD.)	GENESIS KEYSTONE LTD.	Sale includes 800 144 AV NE (80 Acres) it is just east of the new community of Livingston.

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Date           FEB 12 2020          

Sector Rates 2020

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## Northeast

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price	Price (\$)/ Acre	Vendor/Purchaser	Purchaser	Remarks
10	NE	78 REDSTONE PA NE	Various	12-Jan-16	4.63	\$1,019,339	\$220,000	THE CITY OF CALGARY	REDSTONE SOUTH PROPERTIES	City sale (road closure)
11	NE	6804 COUNTRY HILLS BV NE	S-FUD	12-Dec-16	11.24	\$2,769,200	\$246,370	THE CITY OF CALGARY	WALTON NORTHPOINT EAST DEVELOPMENT	6802, 6803 & 6804 COUNTRY HILLS BV NE Sale involves a road allowance (68th St SE), located in a future subdivision known as Cornerstone
12	NE	14119 52 ST NE	S-FUD	16-Nov-17	20.02	\$3,225,000	\$161,088	MICHAEL HETH	JAGMOHAN AND AMARJIT DHALIWAL	Judicial Sale, Prime location on 20 acres backing on to Metis Trail just north of Stony Trail.
13	NE	7909R COUNTRY HILLS BV NE	S-FUD	11-Sep-18	5.54	\$1,412,700	\$255,000	CITY OF CALGARY	WALTON NORTHPOINT EAST DEVELOPMENT	At the time of sale the property was vacant and unimproved.
14	NE	12863 BARLOW TR NE	S-FUD	15-May-19	7.29	\$1,950,075	\$267,500	AIMCO (ALBARI HOLDINGS LTD.)	CITY OF CALGARY	At the time of sale the property was vacant and unimproved.
15	NE	9669 84 ST NE	S-FUD	9-Jul-19	15.17	\$8,625,000	\$568,556	1613124 ALBERTA INC	SAMRA AND PARTNERS LTD	Vacant Parcel of land located just south of Country Hills Blvd. along 84 ST. Full services just west of the property by the new ring road

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East										
Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
16	E	4111 84 ST SE	S-FUD	24-Feb-16	27.23	\$2,859,150	\$105,000	PROVINCE OF ALBERTA	ABACUS PROPERTY MANAGEMENT LTD	Large parcel of vacant land located at Stoney Trail and Peigan Trail along 84th Street in the SE. Zoned S-FUD.
17	E	6120 68 ST SE	S-FUD	4-Oct-16	12.92	\$2,000,000	\$154,799	THE PROVINCE OF ALBERTA	THE CITY OF CALGARY	This parcel of vacant land is located just east of Stoney Trail in the SE.
18	E	8775 17 AV SE	S-FUD	25-Nov-16	19.45	\$1,300,000	\$66,838	RYAN WILLIAM STODDART	ING DEVELOPMENTS 2009 LTD	Current sale brokered by Walsh Manna with Avison Young. Property known as Belvedere Development Land
19	E	9075 23 AV SE	S-FUD	5-Dec-16	2.01	\$560,000	\$278,607	STANLEY WILLIAM ANDROSOFF	LIEN THI KIM HOANG	At the time of sale the property was vacant and unimproved.
20	E	3000 100 ST SE	S-FUD	10-Jun-17	160.00	\$2,000,000	\$12,500	W MILTON PILLOW & IRENE PILLOW	SYNAC3 HOLDINGS LTD.	At the time of sale the property was vacant and unimproved.
21	E	8500 23 AV SE	S-FUD	20-Jun-17	7.27	\$1,600,000	\$220,083	MURIEL EIMER	JAGROOP DHALIWAL	South of Stoney and 17 Avenue Intersection small bungalow on property
22	E	10555 17 AV SE	S-FUD	13-Sep-17	312.60	\$11,000,000	\$35,188	JAMES WILLIAM SURBEY	2057027 ALBERTA LTD / 1697368 ALBERTA LTD	Sale involves 2 parcels on 2 Transfers for \$5,500,000 each. The second parcel transferred under document #171 204 307 for \$5,500,000 was purchased by Intervening Transferee 2057207 AB LTD (Truman Developments) AND MOVED TO 1697368 who is Us Homes owned by Tom & Bonnie Ftchar.
23	E	1880 84 ST SE	S-FUD	1-Dec-17	26.00	\$6,000,000	\$230,769	JAMES MCDONALD	MINTO COMMUNITIES INC	26 Acres Gross with a Pre-existing residential subdivision of 96 titled (25' x 125') lots. 15.77 acres of agricultural land. Belvedere ASP designates this site as Community Retail 2 Centre.
24	E	8536-8660 18 AV SE	S-FUD	1-Dec-17	22.67	\$6,000,000	\$264,667	JAMES MCDONALD	MINTO HOMES (MINTO COMMUNITIES INC.)	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
25	E	4920R 68 ST SE	S-FUD	14-Sep-18	5.76	\$604,800	\$105,000	PROVINCE OF ALBERTA	THE CITY OF CALGARY	Located on the west side of Stoney Trail, south of Peigan Trail
26	E	4001 84 ST SE	S-FUD	15-Oct-19	39.41	\$4,532,150	\$115,000	ROSALINDA ANN SINGER	ABACUS PROPERTY MANAGEMENT LTD	Vacant parcel of land located just north of the Fulton Industrial Park and Peigan Trail

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## Southeast

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Puchaser	Remarks
27	SE	7300 178 AV SE	Various	28-Jan-16	7.99	\$1,598,000	\$200,000	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORPORATION, HJA MAHOGANY GP LTD.	City sale (road closure)
28	SE	7298 Marquis of Lome TR SE	R-1	19-Jan-16	1.61	\$375,000	\$232,919	THE CITY OF CALGARY	VESTA PROPERTIES (COPPERFIELD) LTD	Sale includes 16098 72 Street SE . Property appears to be a narrow strip of the former 72nd Street located in the new area of Copperfield in the SE.
29	SE	5700 178 AV SE	M-2	19-Feb-16	4.41	\$880,000	\$199,546	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORP	This parcel of land appears to be part of a former roadway.
30	SE	11 MARQUIS MEADOWS PL SE	DC/S-FUD	26-Feb-16	3.95	\$900,000	\$227,848	GIESELA KUDILEK	MOHIT SETH	Frontage on Marquis Meadows PL SE. At the time of sale the property was improved with one single family detached dwelling.
31	SE	8879 146 AV SE	S-FUD	21-Mar-16	4.42	\$600,000	\$135,747	THE PROVINCE OF ALBERTA	L & K TIRE INC	Expected to become residential, and within the Shepard ASP.
32	SE	8687 146 AV SE	S-FUD	22-Mar-16	4.40	\$520,000	\$118,182	THE PROVINCE OF ALBERTA	LI XIE & SHIFEN CHEN	Expected to become residential, and within the Shepard ASP.
33	SE	11977 154 AV SE	S-FUD	22-Mar-16	19.65	\$2,200,000	\$111,959	LLOYD KING/ET AL	SFUD DEVELOPMENTS INC	The property includes an unused RV storage lot that is fenced and a separate access road is in place. A at the time of sale a 1367 sq. ft. house was on the site.
34	SE	23 MARQUIS MEADOWS PL SE	S-FUD	29-Jul-16	4.00	\$970,000	242,500	MERVIANA KEATING & SHANE KEATING	KRZYSZTOF HAMRYSZCZAK	Private Sale -assessment's list
35	SE	8585 146 AV SE	S-FUD	8-Aug-16	4.00	\$540,000	\$135,000	THE PROVINCE OF ALBERTA	PENTECOSTAL ASSEMBLIES OF CANADA (PAOC)	expected to become residential, and within the Shepard ASP
36	SE	19200 104 ST SE	S-FUD	16-Aug-16	9.95	\$700,000	\$70,352	ALTALINK MANAGEMENT LTD	KALER VENTURES LTD	This sale is for land value only. At the time of sale there was a 1,600 sq ft bungalow requiring repairs on the property.
37	SE	16505 104 ST SE	S-FUD	5-Oct-16	4.00	\$755,000	188,750	DARSHAN SINGH BRAR PROFESSIONAL CORP.	SUKHJINDER SINGH GORAYA, BALWINDER KAUR GORAYA & SURJIT KAUR GORAY	PRIVATE SALE - ASSESSMENT S-FUD ANALYSIS
38	SE	18010 72 ST SE	R-2M	23-Nov-16	4.00	\$800,000	\$200,000	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORP	Sale of City ROW. (Road Closure)
39	SE	9717 178 AV SE	S-FUD	9-Mar-18	19.95	\$1,255,000	\$62,907	ALTALINK MANAGEMENT LTD	2058934 ALBERTA LTD	Vacant land located just south of the new community of Mahogany in the SE. Zoned S-FUD. DP2017-0096: Temporary Use: Vehicle Storage - Recreational (5 years) There are some buildings on the site. Sold previously in 2013 for \$2,000,000
40	SE	20405 88 ST SE	S-FUD	31-Jul-18	160.00	\$24,375,000	\$152,344	IRENE GHICA DENIAU	RANGE WEST DEVELOPMENTS	Large parcel of land located south and east of the SE Community of Seton
41	SE	17100 104 ST SE	S-FUD	16-Oct-18	10.24	\$1,100,000	\$107,527	MENNONITE BROTHERN CHURCH OF NORTH AMERICA	LINCOLN RV AND STORAGE LTD.	10.23 Acres in Calgary City limits DP approved for RV Storage . East on 22x to 104 st south to sign on property
42	SE	11809 146 AV SE	S-FUD	17-Jan-19	3.99	\$794,000	\$198,997	CHARLES W. GRAHAM & GWENDOLYN ARNETTA GRAHAM	ION IONEL ARITON & LOREDANA ARITON	PRIVATE SALE - ASSESSMENT S-FUD ANALYSIS
43	SE	15000 88 ST SE	S-FUD	27-Mar-19	23.50	\$5,875,000	\$250,000	1803742 ALBERTA LTD	HOPEWELL HOTCHKISS LAND CORP	Located on on 88 Street SE just north of Hwy 22X
44	SE	11625 178 AV SE	S-FUD	21-Oct-19	7.60	\$1,057,000	\$139,079	RICK SCHMOLD AND SHIRLEY E. SCHMOLD	DAVID TOMBLIN AND AMANDA TOMBLIN	Frontage on 178th AV SE and West of 120th ST SE

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## South

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Puchaser	Remarks
45	S	3711 146 AV SW	S-FUD	5-Jan-16	8.51	\$1,574,350	\$185,000	CIDEX (PROVIDENCE) DEVELOPMENT CORP.	PROVINCE OF ALBERTA	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings operating as an entertainment facility. It is our understanding that the Province of Alberta acquired this land for the construction of the Calgary ring road.
46	S	3320 146 AV SW	S-FUD	7-Jan-16	32.98	\$8,245,000	\$250,000	FISHCREEK LAND CORP	PROVINCE OF ALBERTA	Purchased by the Province of Alberta for the future ring road construction
47	S	5510 170 AV SW	S-FUD	10-Feb-16	20.03	\$1,070,000	\$53,420	THE TRUSTEE BOARD OF THE PRESBYTERIAN	PROVIDENCE SQUARE CORP	This sale is for land value only. At the time of sale there was an older house constructed in 1961 on the property.
48	S	2501 210 AV SE	S-UN	20-Apr-16	5.33	\$1,008,900	\$189,287	THE CITY OF CALGARY	WEST PINE CREEK DEVELOPMENTS LTD	City sale, road closure.
49	S	5930 170 AV SW	S-FUD	3-Aug-16	20.02	\$2,875,000	\$143,606	STEPHEN AND CAROLYN SOULES	DALE AND KATE BERKAN	At the time of sale the property was improved with one single family detached dwelling.
50	S	400 210 AV SE	S-FUD	28-Nov-16	119.00	\$31,475,000	\$264,496	GLOBAL VIEW FOUNDATION LTD	1981042 ALBERTA LTD	This is one of 3 sales (on 3 Transfers - all attached) between these 2 parties and includes 18440 Sheriff King Street SE & 3909 162 Ave SW. Legal subdivisions 2 & 7 Section 15, Twp 22, Range 1, Median 5.
51	S	910 226 AV SE	S-FUD	20-Dec-16	3.81	\$425,000	\$111,549	376101 ALBERTA LTD	ROSS INVESTMENTS	This tree farm is just inside the city limits on the west side of Mcleod TR at 226 AV And approx 9 ST SE all services are to the property line and has a well for irrigation.
52	S	19500 & 19570 6 ST SE	UR	24-Feb-17	21.29	\$4,843,000	\$227,478	PROVINCE OF ALBERTA	THE CITY OF CALGARY	At the time of sale the property was utilized by the City of Calgary for gravel storage.
53	S	21605 6 ST SE	S-FUD	14-Jun-17	6.00	\$640,000	\$106,684	TRIMAX INC.	XIN MIN ZHAO & FU LANG	Assessment's List S-FUD Sales At the time of sale the property was improved with one single family detached dwelling.
54	S	1200 226 AV SE	S-FUD	1-May-18	14.94	\$1,355,000	\$90,696	CANADIAN CONFERENCE OF MENNONNITE BRETHREN CHURCH	ROMAN CATHOLIC BISHOP OF THE DIOCESE OF CALGARY	Located on the north side of 226th AV , west of Macleod TR SE

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## West

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
55	W	7666 11 AV SW	R-1S	6-Jan-16	4.27	\$3,200,000	\$750,000	JENNIE ZACHARUK	1810133 ALBERTA LTD	Purchaser (Bri-mor Developments) has acquired other parcels on this block (7458 & 7456-11 Ave SW). The site along with 4 adjacent parcels will be developed with a large multi family project.
56	W	7955 17 AV SW	DC	28-Jan-16	9.48	\$9,000,000	\$949,367	JUDY ANN COLPITTS	WILLOWHURST MARKET LTD	This redevelopment site is located on busy 17th Avenue SW in the community of Springbank Hill near Aspen Landing. No pending applications.
57	W	756 101 ST SW	S-FUD	24-Mar-16	16.00	\$7,300,000	\$456,250	CURB SIDE INVESTMENTS INC.	1945150 ALBERTA LTD.	This sale involves the All Shots Golf Driving Range located on 101 Street at Old Banff Coach Road in the SW. There are 46 tees (10 covered), a putting green, chipping/pitching & a trap practice area.
58	W	2232 85 ST SW	DC	13-Apr-16	4.75	\$2,300,000	\$484,211	DAVID & KATHARINE HAGER	WENZEL DEVELOPMENTS INC	At the time of sale the property included a 2200 sq ft bungalow.
59	W	8775 34 AV SW	DC	28-Jun-16	2.07	\$875,000	\$422,705	ALAN AND JEANETTE HOLT	REALCANA HOLDINGS LTD.	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
60	W	8484 28 AV SW	DC	2-Nov-16	4.62	\$3,561,000	\$770,779	1156514 ALBERTA LTD	CALERON PROPERTIES LTD	At the time of sale the property was improved with a bungalow constructed in 1975.
61	W	7757 16 AV NW	S-CRI	22-Dec-16	15.86	\$4,978,000	\$313,871	THE CITY OF CALGARY	TRINITY DEVELOPMENT GROUP (PLATEAU VILLAGE PROPERTIES INC.)	Trinity Hills, a mixed-use development containing medium density residential, office and retail space.
62	W	2209 81 ST SW	DC	4-Jan-17	7.01	\$5,150,000	\$734,665	CALERON PROPERTIES LTD / RONALD SLATER	CARECOM DEVELOPMENTS LTD	The sale includes 2219 & 2217 81 ST SW. At the time of sale the 2209 was improved with a bungalow constructed in 1957, and 2217 was improved with a bungalow constructed in 1961.
63	W	3610 133 ST NW	S-FUD	12-Apr-17	14.00	\$3,244,500	\$231,750	MELCOR DEVELOPMENT	PROVINCE OF ALBERTA	Private Sale - Assessment's List S-FUD Sales
64	W	1280 101 ST SW	S-FUD	1-Nov-17	4.10	\$1,680,000	\$409,756	NORMAN LEWIS AND MELBA JANETH LEWIS	DEAN DURI & LEANNE DURI	Located on the east side of 101 ST North of 17th Ave SW
65	W	2188 85 ST SW	DC	14-Nov-17	23.99	\$13,500,000	\$562,734	STRATEGIC EQUITY CORP	ASPEN SPRINGS GP LTD	Sale includes 5 parcels of land located along 17th Avenue at 85th Street in the East Springbank area. Sale includes 2188 85 St SW, 1880 85 St SE, 8473 17 Ave SW, 8361 17 Ave SW & 2027 81 St SW.
66	W	221 101 ST SW	S-FUD	14-May-19	48.46	\$19,000,000	\$392,076	BVX DEVELOPMENT CORP.	HOMES BY AVI	At the time of sale the property was occupied by Calgary West Campground.
67	W	840 81 ST SW	DC DC12Z96	14-Aug-19	4.24	\$2,100,000	\$495,868	LISE DESBIENS	TRICO DEVELOPMENT CORP.	Vacant land located in West Springs Community SW.

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