

3216 Centre St NW MIXED-USE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



MUNICIPAL ADDRESS

3216 Centre St NE, Calgary, AB.

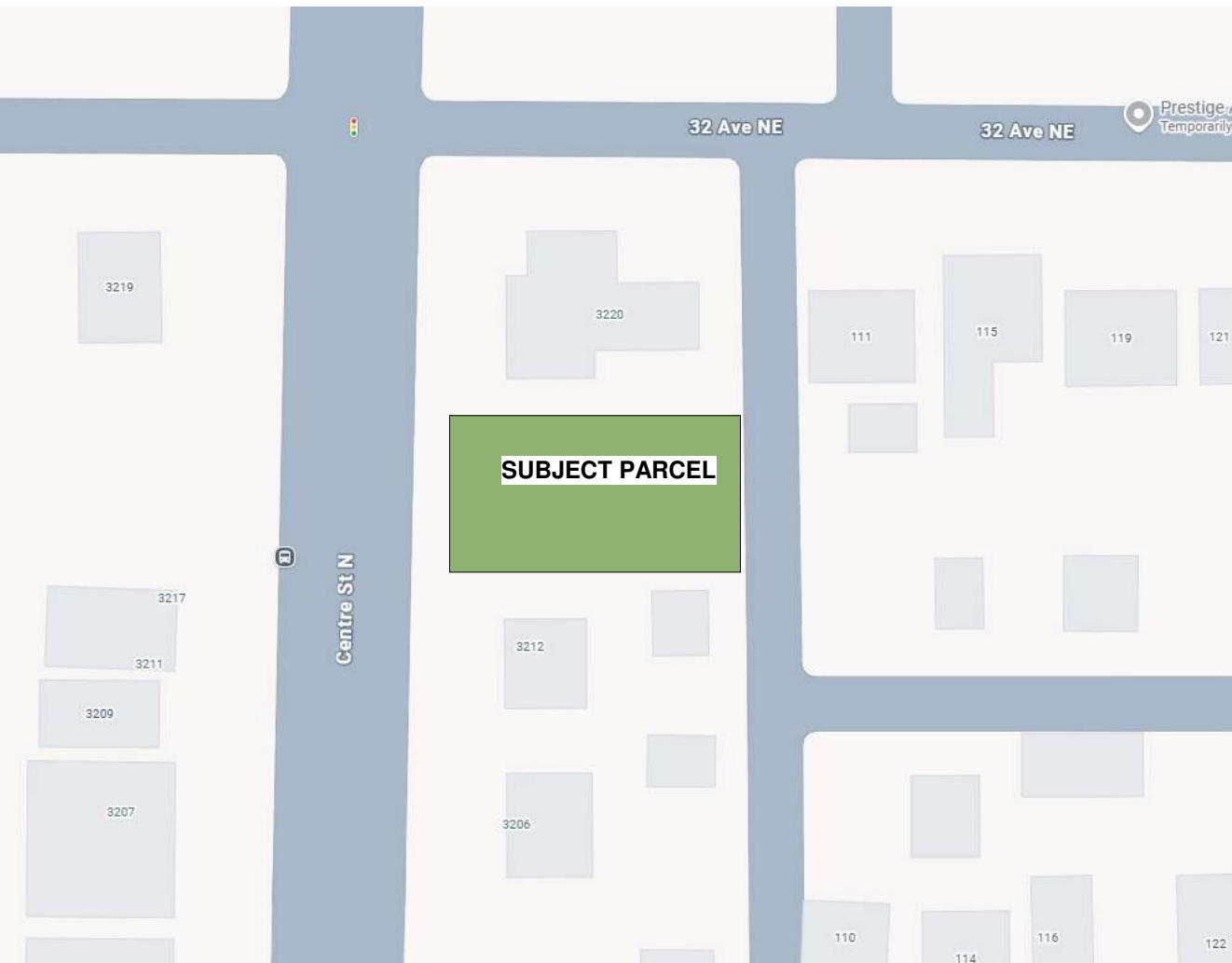
LEGAL DESCRIPTION

LOT 23&24, BLOCK 65, PLAN 2617 AG

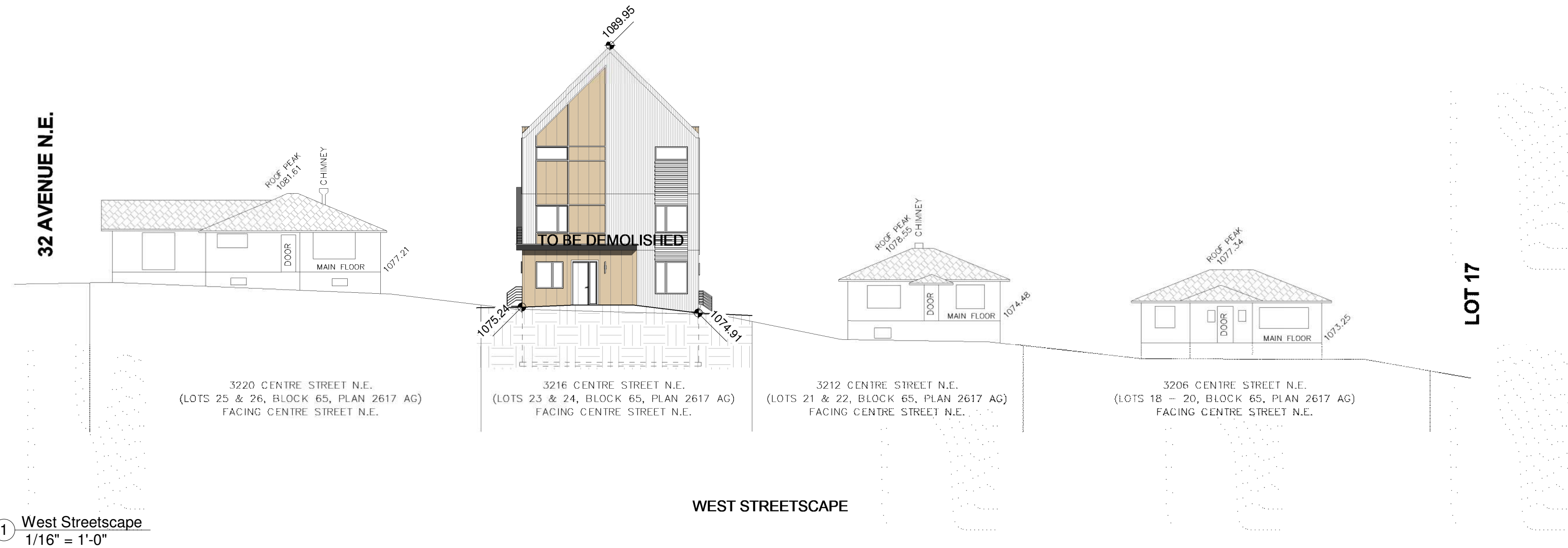
LAND USE DESIGNATION

MU-1f4.0h23 Mixed Use - General

DATE	No.	REVISION	BY



AREAL VIEW



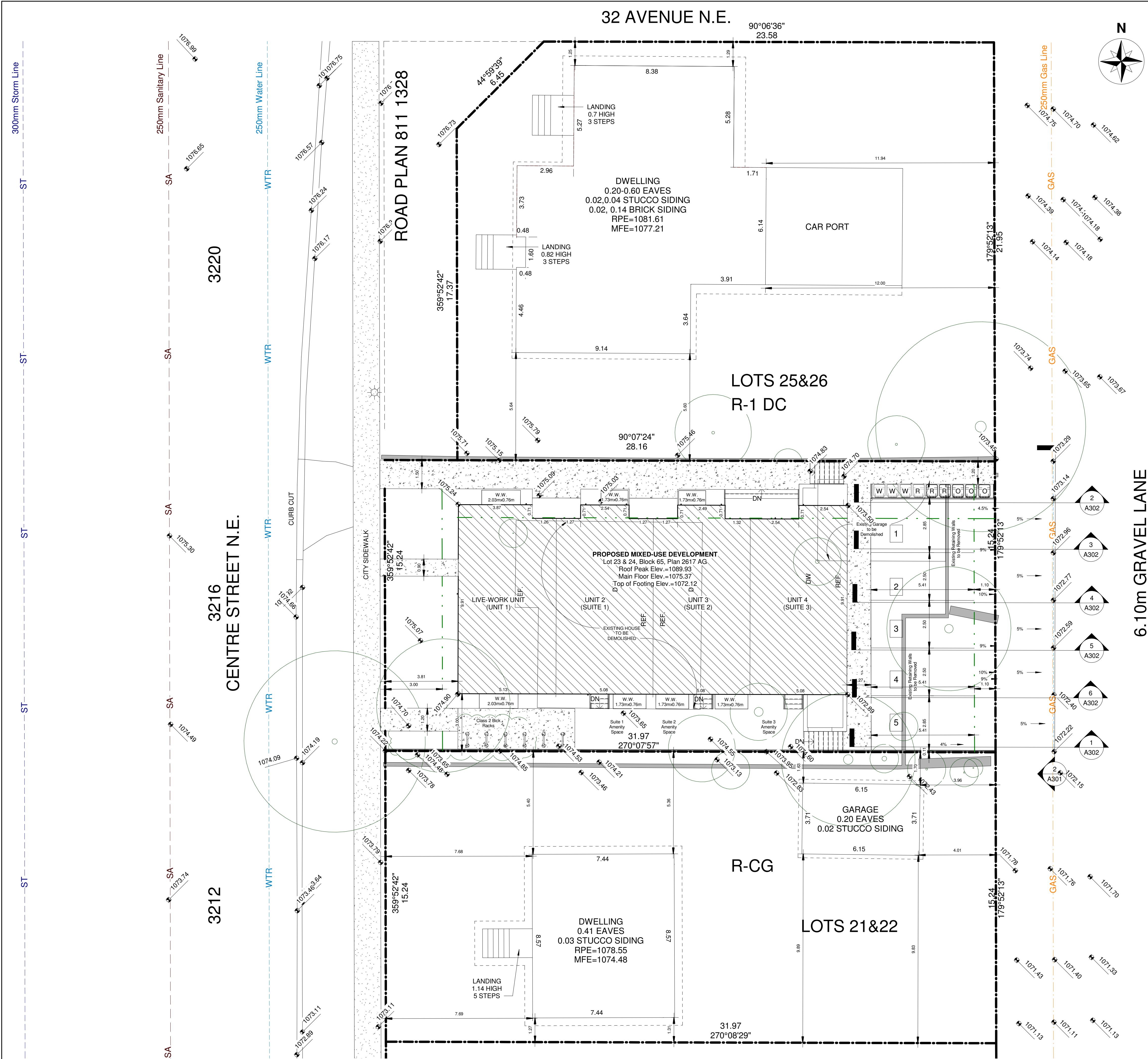
PROJECT
Proposed Mixed Use
Development
3216 Centre St NE, Calgary, AB

CLIENT
Owner

PROGRESS	PE
SCALE	As indicated
DRAWN	TB
FILE	20241001
DATE	3/29/2026 7:58:48 PM

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A001



1 Site/Block Plan
1 : 100

MUNICIPAL ADDRESS
3216 Centre St N.E., Calgary, AB

LEGAL DESCRIPTION
LOT 23&24, BLOCK 65, PLAN NUMBER 2617 AG

CURRENT LAND USE DESIGNATION
MU-1f4.0h23 Mixed Use - General

ARCEL AREA :
5249.34 sqf. (487.68 m²)

FLOOR AREA RATIO :
5444.09 sqf. (505.77 m²) / 5249.34 sqf. (487.68 m²) = **1.04**

BUILDING HEIGHT:
15.02m (West)

VEHICLE PARKING:
5 Gravel Parking Stalls Provided

CLASS 2 BICYCLE PARKING :
U-Rack Parking System with 12 Stalls Provided.

WASTE & RECYCLING:
Nine 65-Gallon Bins Provided

BUILDING UNIT AREA		
NAME	SQ.FT	SQ.M.

UNIT 1		
THIRD FLOOR	547.08	50.82
SECOND FLOOR	497.33	46.20
TOTAL AREA	1044.41	97.03
LIVE WORK UNIT		
MAIN FLOOR	537.43	49.93
BASEMENT	547.08	50.82
TOTAL AREA	1084.51	100.75

UNIT 2		
THIRD FLOOR	541.67	50.32
SECOND FLOOR	491.91	45.70
TOTAL AREA	1033.58	96.02
SUITE 1		
MAIN FLOOR	522.30	48.52
BASEMENT	541.67	50.32
TOTAL AREA	1063.97	98.84

UNIT 3		
THIRD FLOOR	541.67	50.32
SECOND FLOOR	491.91	45.70
TOTAL AREA	1033.58	96.02
SUITE 2		
MAIN FLOOR	521.83	48.48
BASEMENT	541.67	50.32
TOTAL AREA	1063.50	98.80

UNIT 4		
THIRD FLOOR	541.67	50.32
SECOND FLOOR	491.91	45.70
TOTAL AREA	1033.58	96.02
SUITE 3		
MAIN FLOOR	522.22	48.51
BASEMENT	541.67	50.32
TOTAL AREA	1063.89	98.84

BUILDING AREA		
ABOVE GRADE	6248.93	580.54
BELOW GRADE	2172.09	201.79

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PROJECT

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PROGRESS		PE	
SCALE		As indicated	
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DATE		3/29/2026 7:42:36 PM	

Site Plan

A002



DATE	No.	REVISION	BY

Proposed Mixed Use Development

3216 Centre St NE, Calgary, AB

PROJECT

CLIENT
Owner

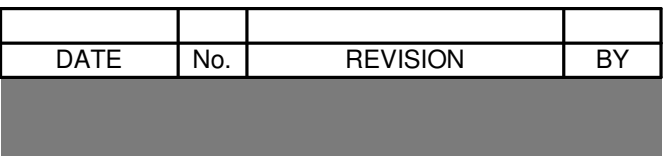
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North Elevation

A201

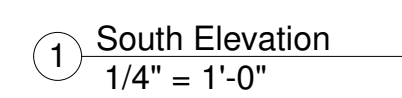


1 North Elevation
1/4" = 1'-0"



3216 Centre St NE, Calgary, AB

A202



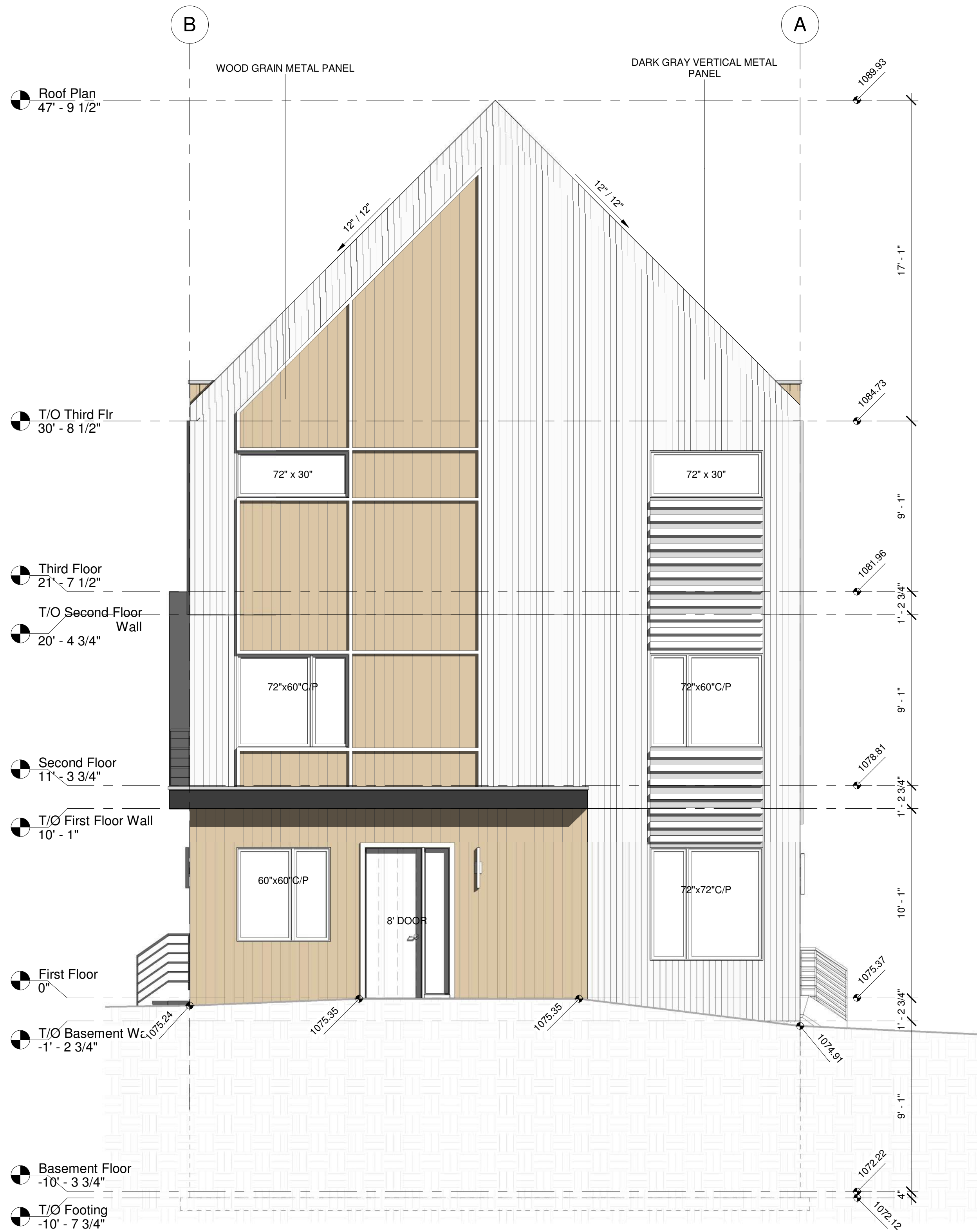
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Proposed Mixed Use Development
3216 Centre St NE, Calgary, AB

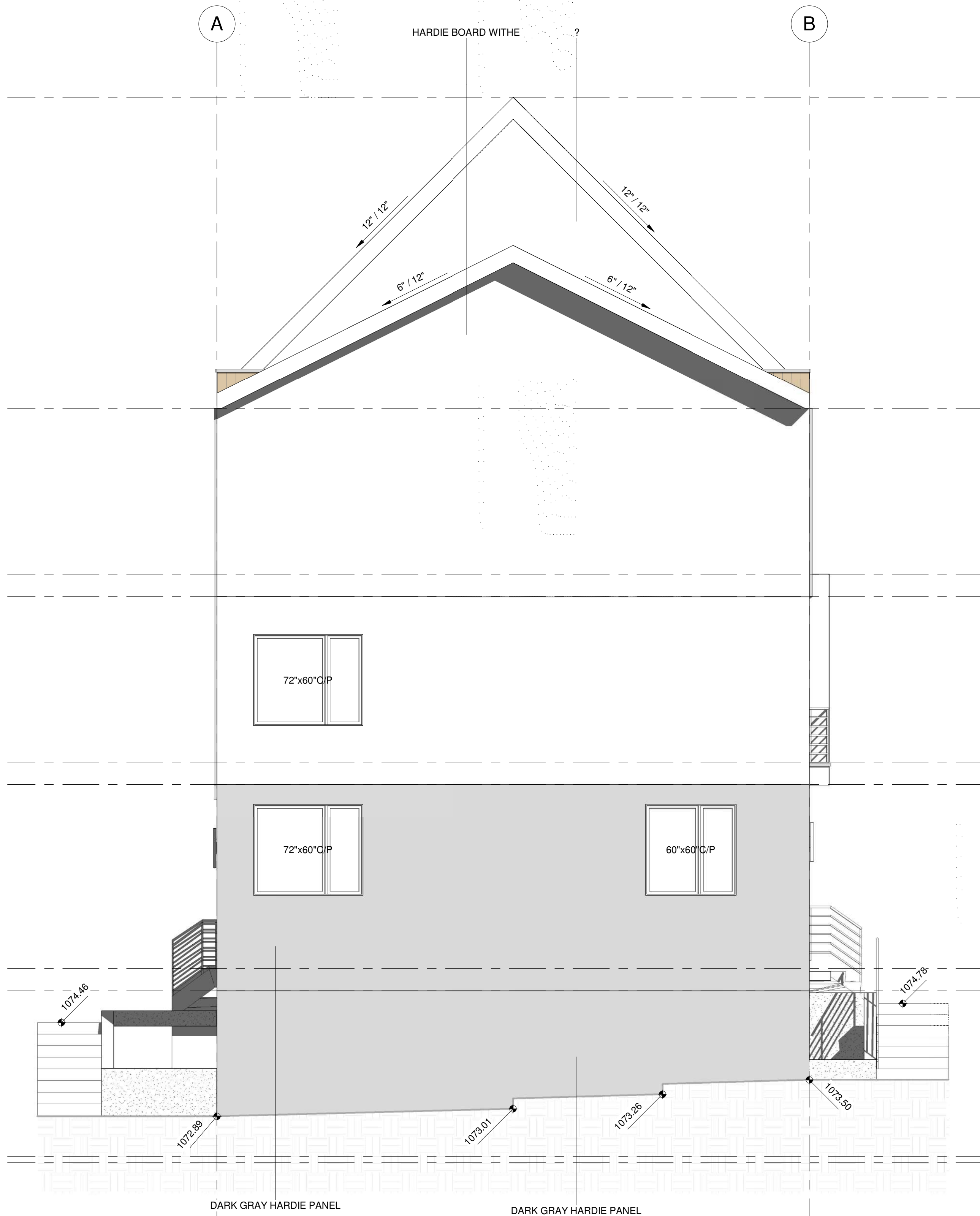
CLIENT
Owner

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DRAWN	Author
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West & East Elevations
A203



① West Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"