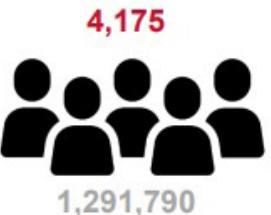


per City of Calgary Website

#### 2021 Census of Canada Snapshot

Montgomery=  Calgary= 

Population in private households in 2021:



Population distribution by age in 2021:



Per cent households spending 30% or more of total income on shelter in 2021



Median total household income (before tax) in 2020:



Per cent immigrants in 2021



Per cent individuals who speak English most often at home



#### Number of Persons by Age Group

##### Montgomery

	Number	Per cent
Population in private households	4,175	100%
0 to 14 years	745	18%
15 to 64 years	2,930	70%
65 to 84 years	460	11%
85 years and over	35	1%

##### Calgary

	Number	Per cent
Population in private households	1,291,790	100%
0 to 14 years	235,540	18%
15 to 64 years	888,985	69%
65 to 84 years	152,425	12%
85 years and over	14,845	1%

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# DEMOGRAPHICS

8,890 SF +/-  
Redevelopment Lot



**5113 - 17 AVENUE NW**  
Calgary, AB

Cheri Long, Associate Broker

403-860-9419

[clong@royallepagecommercial.com](mailto:clong@royallepagecommercial.com)

Royal LePage® Solutions, Brokerage

205, 264 Midpark Way SE, Calgary, AB

Independently Owned & Operated

# \$1,400,000

## Property Features

- Well maintained 4-Plex situated on an oversized 8,890 SF lot, offering immediate gross income of \$7,000/month income before property expenses
- Allows investor to hold and generate income, offsetting holding costs while going through the planning and permitting process for future development
- The 8,890 SF lot allows for a high density project with the potential to be re-developed into a modern residential building offering up to 20 units with underground parking
- Located in the heart of the northwest community of Montgomery, benefiting from an infusion of new development, driving up property values and rental demand
- Minutes away from the University of Calgary and the Foothills Medical Centre Hospital, a constant source of high quality renters and steps away from shopping centers, trendy restaurants, and recreational pathways, ensuring a desirable lifestyle for future residents
- Direct access to 16th Avenue NW/Highway 1, offering ease of access for getaways to the Rocky Mountains
- Zoning: S-FUD (Future Urban Development)
- Property Taxes: \$6,303 (2025)

## PROPERTY OVERVIEW



Located in northwest Calgary, Montgomery is a vibrant and changing community, with numerous amenities, including local shops, dining options, a variety of indoor and outdoor activities, with stunning Rocky Mountain and Bow River views.

What makes Montgomery a sought after neighbourhood:

- Affluent neighbourhood with Rocky Mountain views.
- Diverse housing options to suit various budgets.
- Convenient amenities and eco-friendly practices.
- Vibrant dining scene with local favourites.
- Close to major employment hubs and innovative companies.

Montgomery was originally established in 1911 by the Shouldice family and renamed Montgomery in 1943. It was annexed to the City of Calgary in 1963.

## MONTGOMERY