

# BELMONT STATION

## *Development Land for Sale*



400, 210 AVENUE SW, CALGARY, ALBERTA

### *The Opportunity*

The subject site is located in the Southwest quadrant of Calgary, within the community of Belmont, between Macleod Trail and Sheriff King Street SW.

This site is ideally suited for the development of townhomes, condos, or rental apartments, capitalizing on Belmont's strategic location in the southwest quadrant of Calgary. Belmont community is designed to offer its residents an exceptional blend of urban convenience and natural beauty, with easy access to major roadways such as Macleod Trail and Stoney Trail, as well as proximity to future amenities including a City of Calgary recreation center and library.

### *Property Details*

<b>Site Size</b>	4.00 - 11.00 Acres
<b>Land Use</b>	M-1, M-2, MU-1, MU-2 & MH-1
<b>Site Info</b>	Across the street from a City of Calgary planned Recreation Centre & High School. Within walking distance to a future LRT station.
<b>Available Sites</b>	Choose from 8 available sites (note: Site 4 is not available).
<b>Price</b>	<b>Townhouse Sites</b> - starting @ \$1,600,000 / Acre <b>Apartment Sites</b> - starting @ \$1,750,000 / Acre

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Demographics  
2 KM RADIUS







Spruce Meadows - 2 min away



Granary Road Park & Market 10 min away



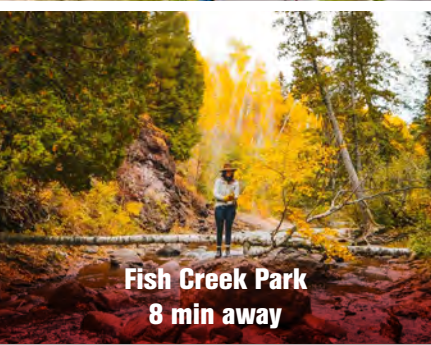
Township Shopping Centre - 6 min Away



Sirocco Golf Club - 5 min Away



South Health Campus - 12 min away



Fish Creek Park 8 min away



**Shawnessy Towne Centre**

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**SUBWAY**

**PIZZA PAPA JOHN'S**

**Township Shopping Centre**

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**NAI Advent**  
Commercial Real Estate Services, Worldwide.



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