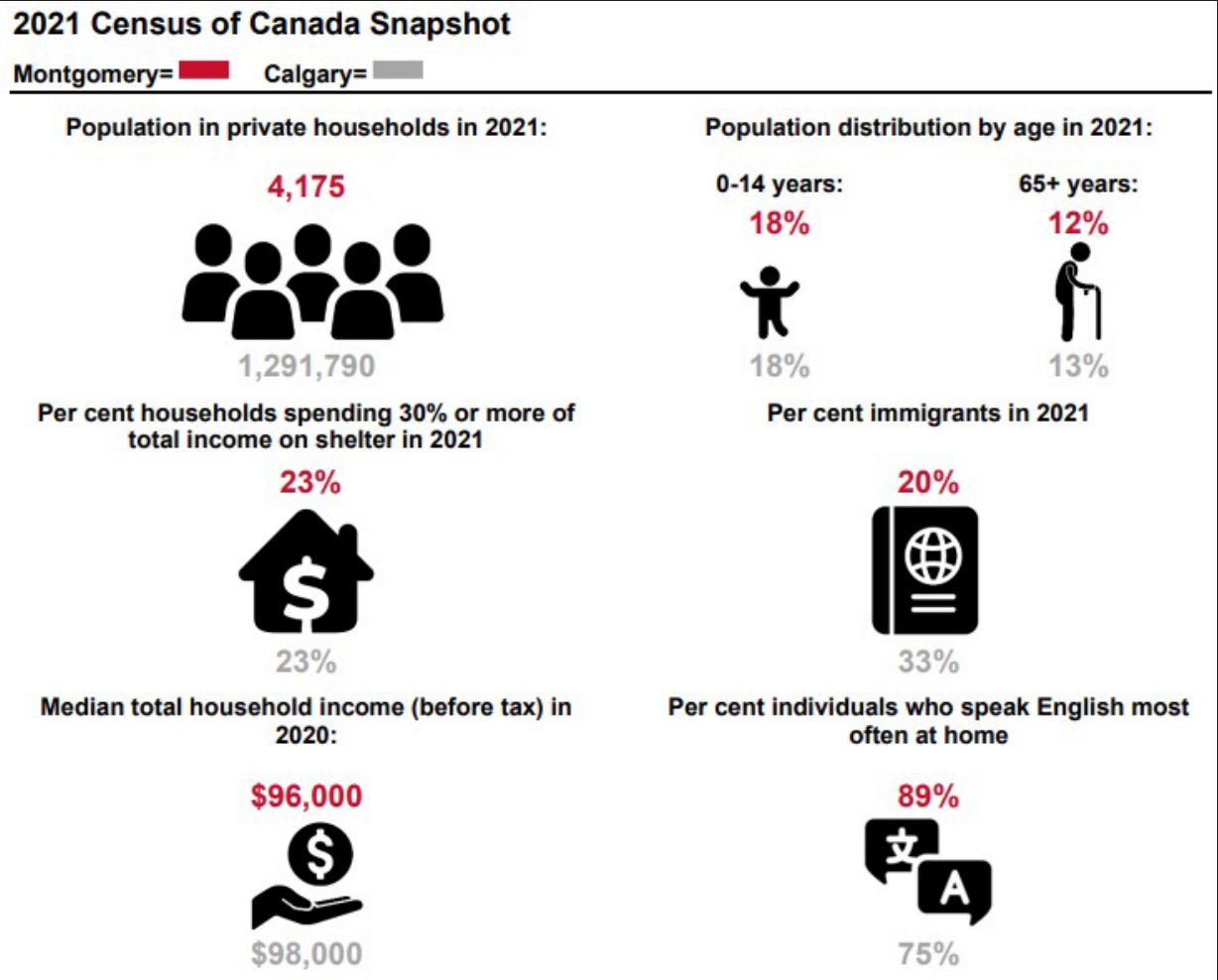


per City of Calgary Website



Number of Persons by Age Group

Montgomery			Calgary		
	Number	Per cent		Number	Per cent
<u>Population in private households</u>	4,175	100%	<u>Population in private households</u>	1,291,790	100%
0 to 14 years	745	18%	0 to 14 years	235,540	18%
15 to 64 years	2,930	70%	15 to 64 years	888,985	69%
65 to 84 years	460	11%	65 to 84 years	152,425	12%
85 years and over	35	1%	85 years and over	14,845	1%

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8,890 SF +/-
Redevelopment Lot



5113 - 17 AVENUE NW
Calgary, AB

Cheri Long, Associate Broker
403-860-9419
clong@royallepagecommercial.com

Royal LePage® Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

\$1,600,000

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 get-aways 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 re-named Montgomery in 1943. It was annexed to the City of Calgary in 1963.

MONTGOMERY