

# 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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# The Community



The community of Belmont features a planned City of Calgary recreation center, playgrounds, and pathways that enhance outdoor activities for families. The area also promises future developments, including schools and a library, making it an attractive choice for those seeking a balanced lifestyle with both urban conveniences and natural surroundings.



## Urban Convenience and Natural Beauty

Extensive green spaces, pathways, and playgrounds that encourage outdoor activities.

Finished playground is part of the first phase, with more parks and pathways planned to link the community together as well as hiking and bike trails, a rec centre, golf course and multiplex.



## Fantastic Future Amenities

The future holds even more great things to come, As Belmont continues to blossom, the local amenities will too. Area plans include a City of Calgary Recreation Centre to be built along 210th Ave SW, beside a future library and high school site.



## Access to Various Shopping Options

**Sobey's & Township Shopping Centre**

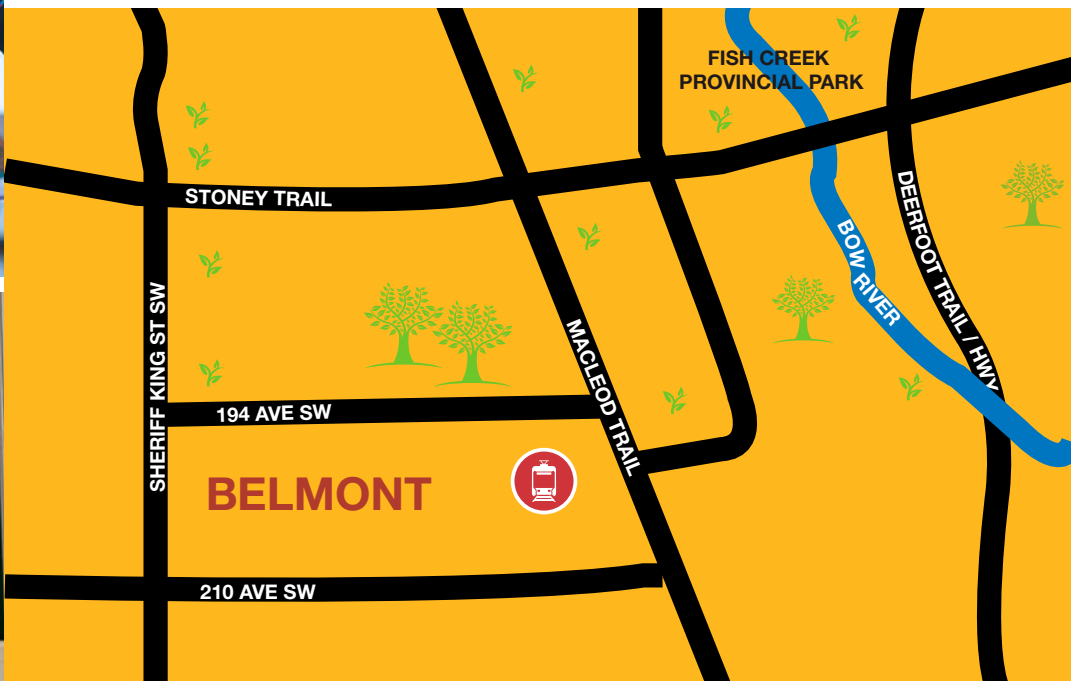
This prime location benefits from its close proximity to essential amenities, including a Sobey's grocery store and various retail options at the Silverado Marketplace & Township Shopping Centre.



## Access to Transit

**Future LRT station planed & various bus routes**

Excellent access to future LRT station located just 500 metres away from Belmont Street, between 194th and 210th Avenue. accessibility via transit is constantly improving. For now, Somerset/Bridlewood station is just a few minutes north by car and bus routes are a short walk away.



# Concept Plan

Master-Planned Community  
400, 210 AVENUE SW, CALGARY, ALBERTA





Demographics  
2 KM RADIUS





Spruce Meadows - 2 min away



Granary Road Park & Market 10 min away



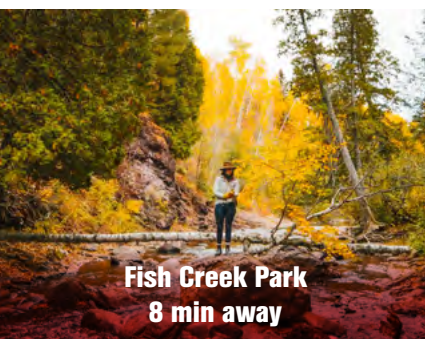
Township Shopping Centre - 6 min Away



Sirocco Golf Club - 5 min Away



South Health Campus - 12 min away



Fish Creek Park 8 min away



**Shawnessy Towne Centre**

**DOLLARAMA**

**Walmart**  
Save money. Live better.

**The BRICK**

**YMCA Calgary**

**Silverado Marketplace**

**Sobeys**

**SHOPPERS DRUG MART**

**ANYTIME FITNESS**

**SUBWAY**

**PIZZA PAPA JOHN'S**

**Township Shopping Centre**

**Sobeys**

**WINNERS**

**PET SMART**

**THE CANADIAN BREWHOUSE**

**Tim Hortons**

**BrightPath**

# BELMONT STATION

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