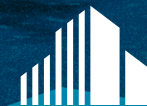


BELMONT VILLAGE

40 Belmont Drive SW, Calgary, AB



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Join Belmont's premier shopping destination, Belmont is Calgary's newest SW community encircled by 194th Avenue, Sheriff King Street & 210th Avenue, with direct access to Macleod Trail and Stoney Trail. Plans include a City of Calgary Recreation Centre to be built along 210th Ave SW, beside a future library and high school site.

ADDITIONAL PROPERTY INFO:

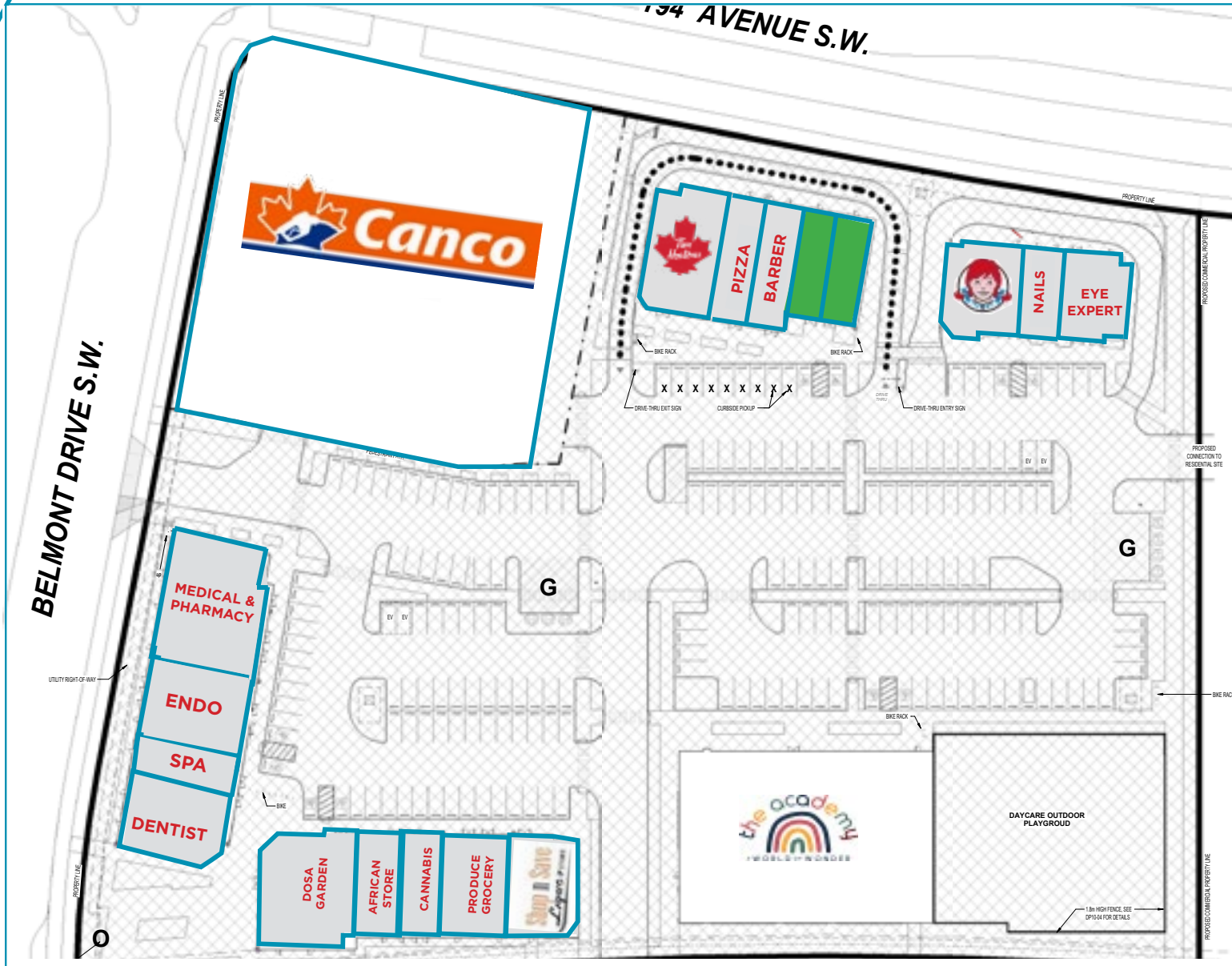
UNITS STARTING AT 1,250 SF

Net Rent	Market
Op Cost	\$20.00
Occupancy	Immediate

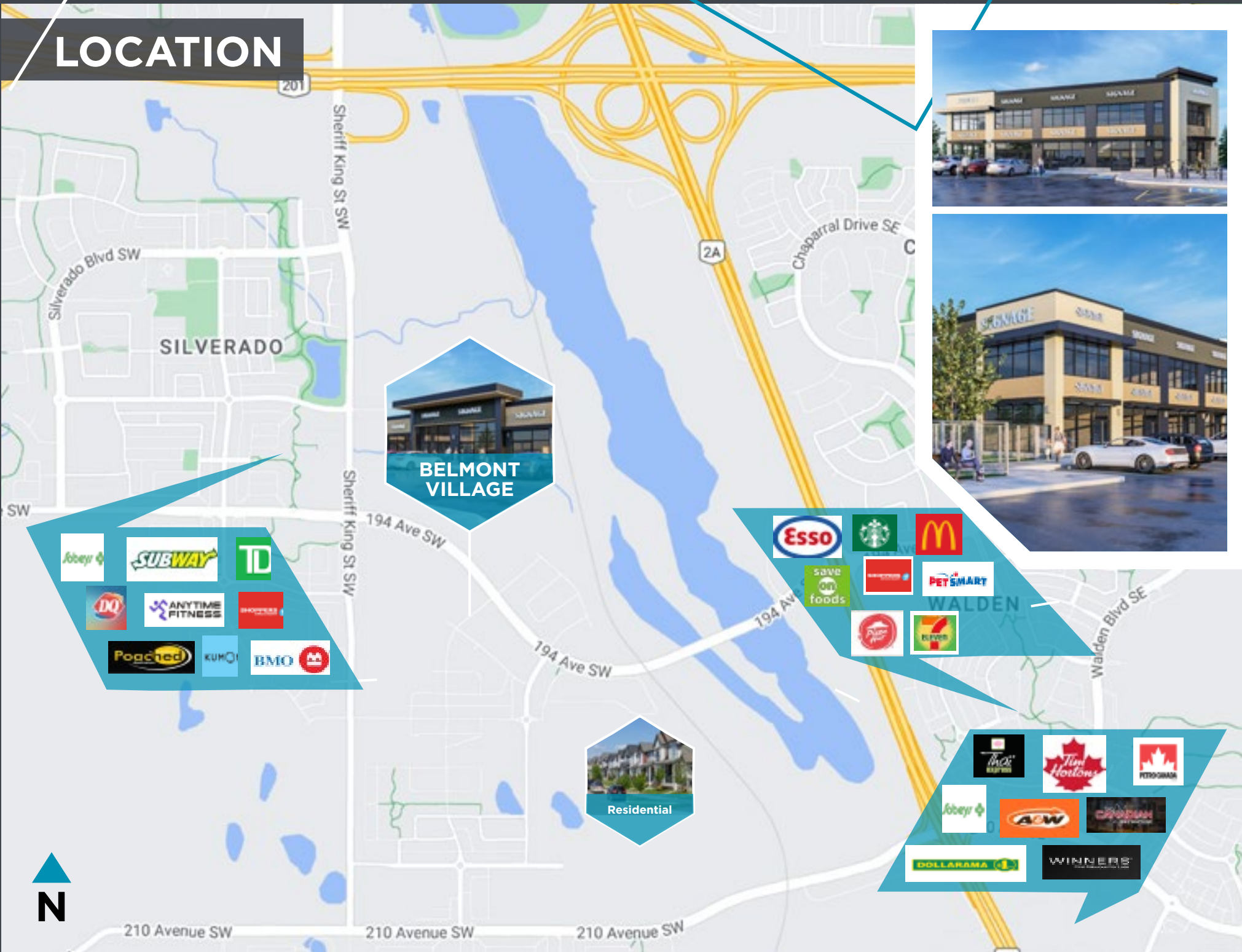
SITE PLAN



AVAILABLE



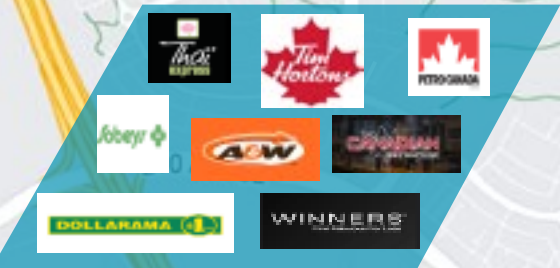
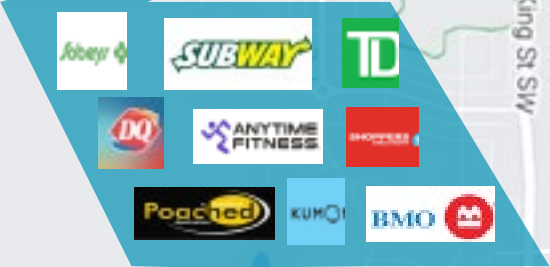
LOCATION



BELMONT VILLAGE



Residential



DEMOGRAPHICS

WITHIN 3 KM

Source: 2021 Statistics Canada

POPULATION

30,885



TOTAL
DAYTIME
POPULATION

18,853



TOTAL
HOUSEHOLDS

10,668



MEDIAN
HOUSEHOLD
INCOME

\$122,385



MEDIAN
AGE

38



EDUCATION

96%



EMPLOYMENT
RATE

64%



VISIBLE
MINORITIES

30,885

CONTACT

CUSHMAN & WAKEFIELD ULC
250 6 Ave. SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

JONATHAN GHERON
Vice President
Retail Sales & Leasing
+1 403 261 1156
jonathan.gheron@cushwake.com



LUXURIA DEVELOPMENTS



LUXURIA
— GROUP —



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