

Concept rendering, for illustrative purpose only, subject to change.



DEVELOPMENT LAND FOR SALE

Belmont Station Lands
400, 210 Avenue SW, Calgary

80 ac

Gross Area

51.03 ac

Net
Developable



Active residential
developments surround
the site (see page 7)



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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023

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PROPERTY INFORMATION



FUTURE LRT

PROPERTY INFORMATION

ADDRESS: 400, 210 Avenue SW, Calgary

TOTAL AREA: 80 acres (3,484,800 sq. ft.)

NET DEVELOPABLE: 51.03 acres (2,222,867 sq. ft.)

TOTAL BUILDABLE AREA: 4,945,435 sq. ft.

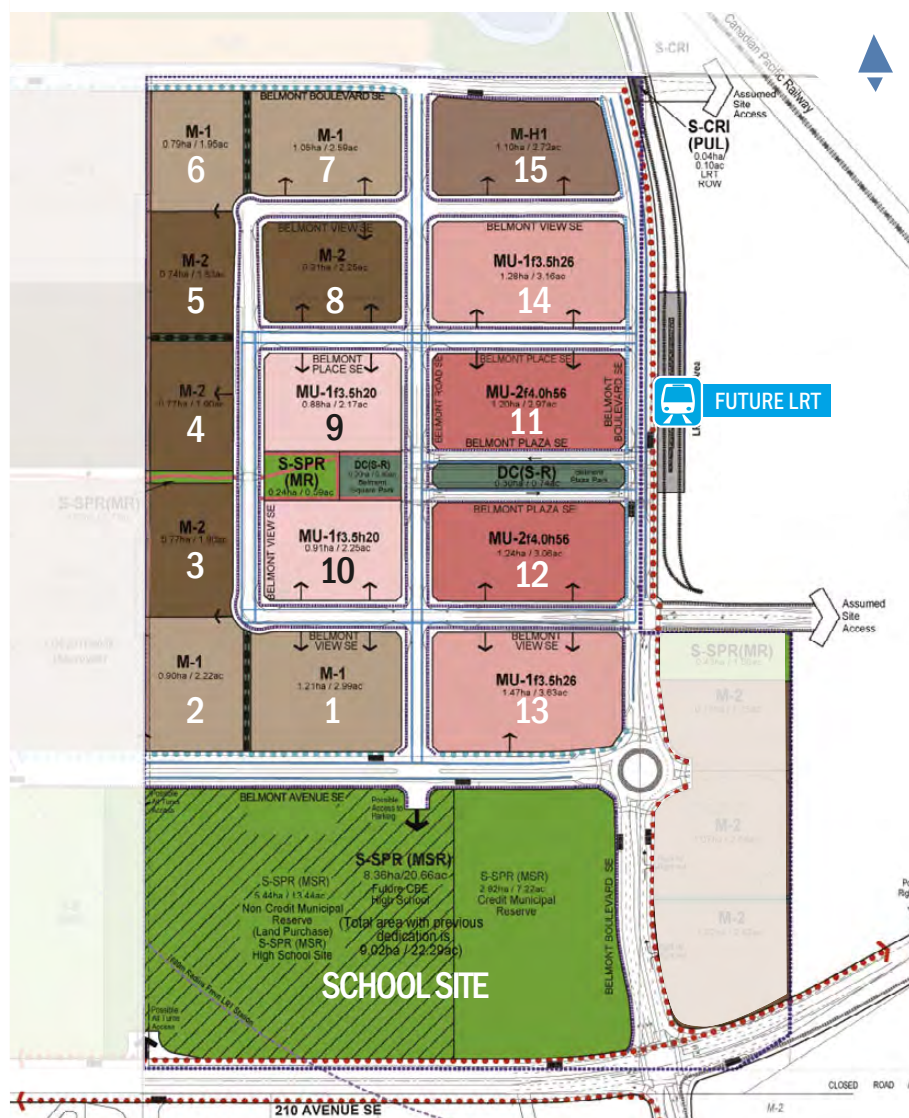
PROPOSED DEVELOPMENT:

Belmont Station is proposed to be redesignated and subdivided to provide a block-based street network that provides varying medium and high residential densities, opportunities for mixed use and retail development, and open spaces.



Concept rendering, for illustrative purpose only, subject to change.

PRICE: \$33,000,000 (\$412,500 per acre)



PARCEL #	AREA (ACRES)	AREA (SQ. FT.)	LAND USE	FAR	NO. OF STOREYS	BUILDABLE
1	2.99 acres	130,244 sq. ft.	M-1 Multi-Residential – Low Profile	60 UPA	3 to 4	185,876 sq. ft.
2	2.22 acres	96,703 sq. ft.	M-1 Multi-Residential – Low Profile	60 UPA	3 to 4	147,931 sq. ft.
3	1.9 acres	82,764 sq. ft.	M-2 Multi-Residential – Medium Profile	3	4	248,292 sq. ft.
4	1.9 acres	82,764 sq. ft.	M-2 Multi-Residential – Medium Profile	3	4	248,292 sq. ft.
5	1.83 acres	79,715 sq. ft.	M-2 Multi-Residential – Medium Profile	3	4	239,144 sq. ft.
6	1.95 acres	84,942 sq. ft.	M-1 Multi-Residential – Low Profile	60 UPA	3 to 4	147,931 sq. ft.
7	2.59 acres	112,820 sq. ft.	M-1 Multi-Residential – Low Profile	60 UPA	3 to 4	200,262 sq. ft.
8	2.25 acres	98,010 sq. ft.	M-2 Multi-Residential – Medium Profile	3	4	294,030 sq. ft.
9	2.17 acres	94,525 sq. ft.	MU-1f3.5h20 Mixed Use – General	3.5	4 to 6	330,838 sq. ft.
10	2.25 acres	98,010 sq. ft.	MU-1f3.5h20 Mixed Use – General	3.5	4 to 6	343,035 sq. ft.
11	2.97 acres	129,373 sq. ft.	MU-2f4.0h56 Mixed Use – Active Frontage	4	12	517,493 sq. ft.
12	3.06 acres	133,294 sq. ft.	MU-2f4.0h56 Mixed Use – Active Frontage	4	12	533,174 sq. ft.
13	3.63 acres	158,123 sq. ft.	MU-1f3.5h26 Mixed Use – General	3.5	6 to 8	553,430 sq. ft.
14	3.16 acres	137,650 sq. ft.	MU-1f3.5h26 Mixed Use – General	3.5	6 to 8	481,774 sq. ft.
15	2.72 acres	118,483 sq. ft.	M-H1 Multi-Residential – High Density Low Rise	4	4 to 6	473,933 sq. ft.
School Site	13.44 acres	585,446 sq. ft.	S-SPR			
TOTAL	51.03 acres	2,222,867 sq. ft.				4,945,435 sq. ft.

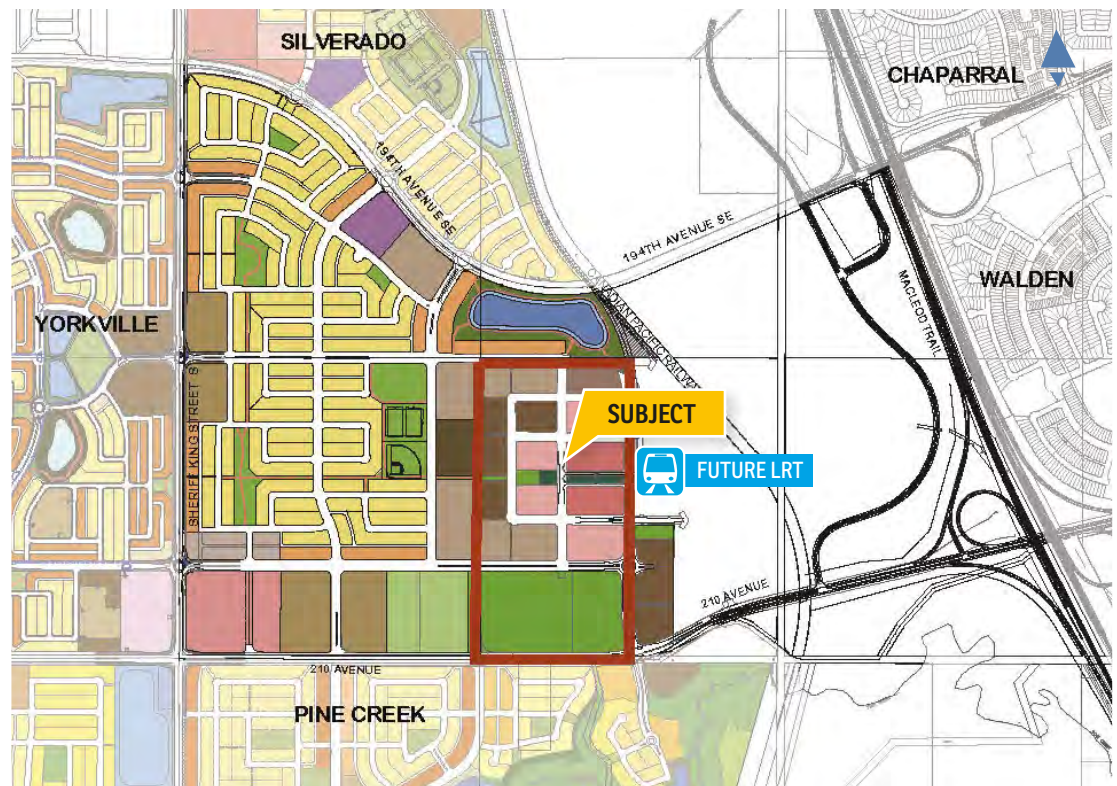
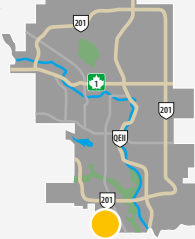
A concept rendering of a modern multi-story building with a glass and concrete facade. The building features multiple levels of balconies with glass railings. The ground floor has large glass windows and doors, with the word "FASHION" visible on the storefront. The building is situated on a city street with a crosswalk, and several cars are visible. Pedestrians are walking on the sidewalk, and there are trees and landscaping in the foreground. A blue banner with the word "LOCATION" is overlaid on the right side of the image.

LOCATION

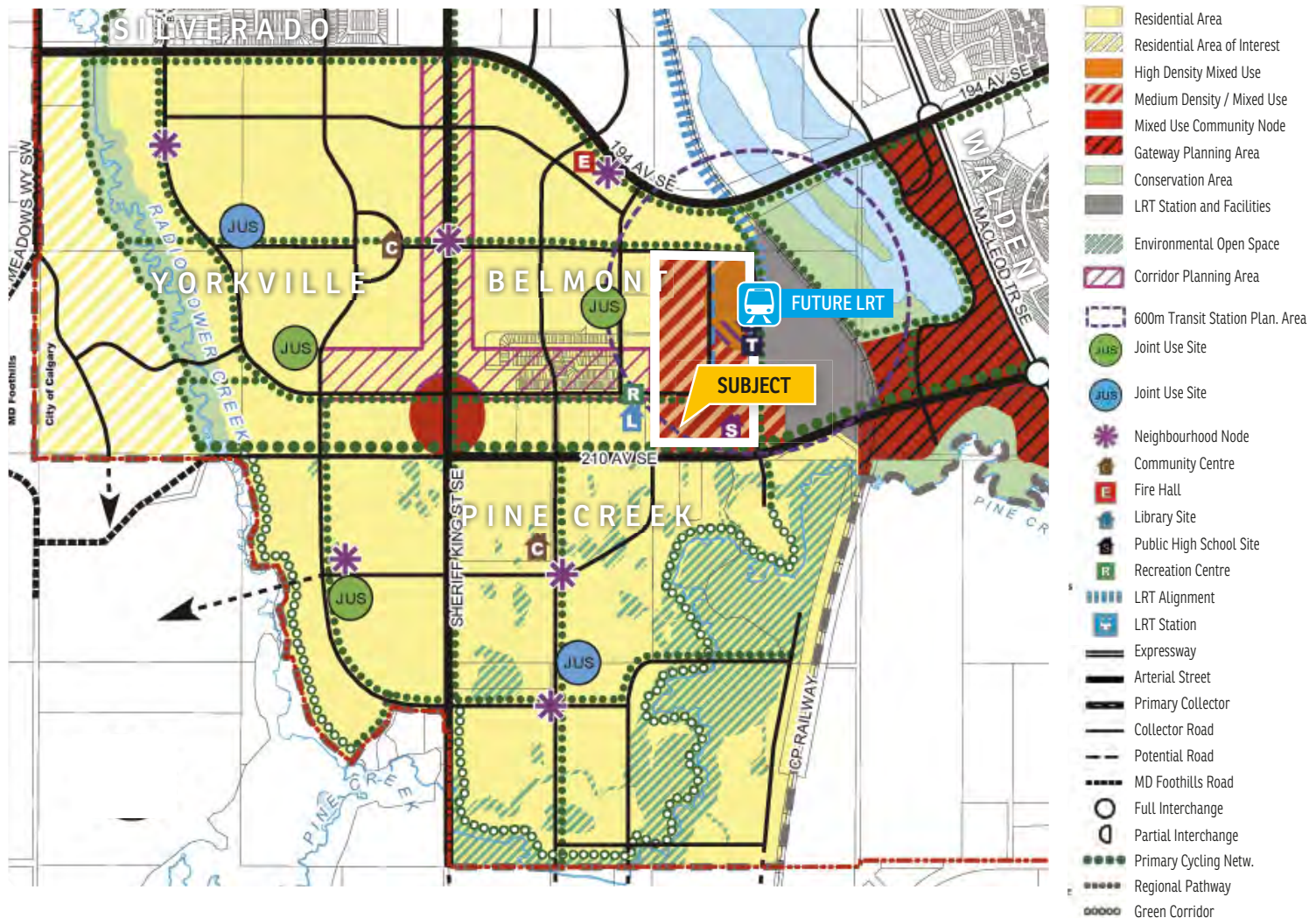
Concept rendering, for illustrative purpose only, subject to change.

LOCATION

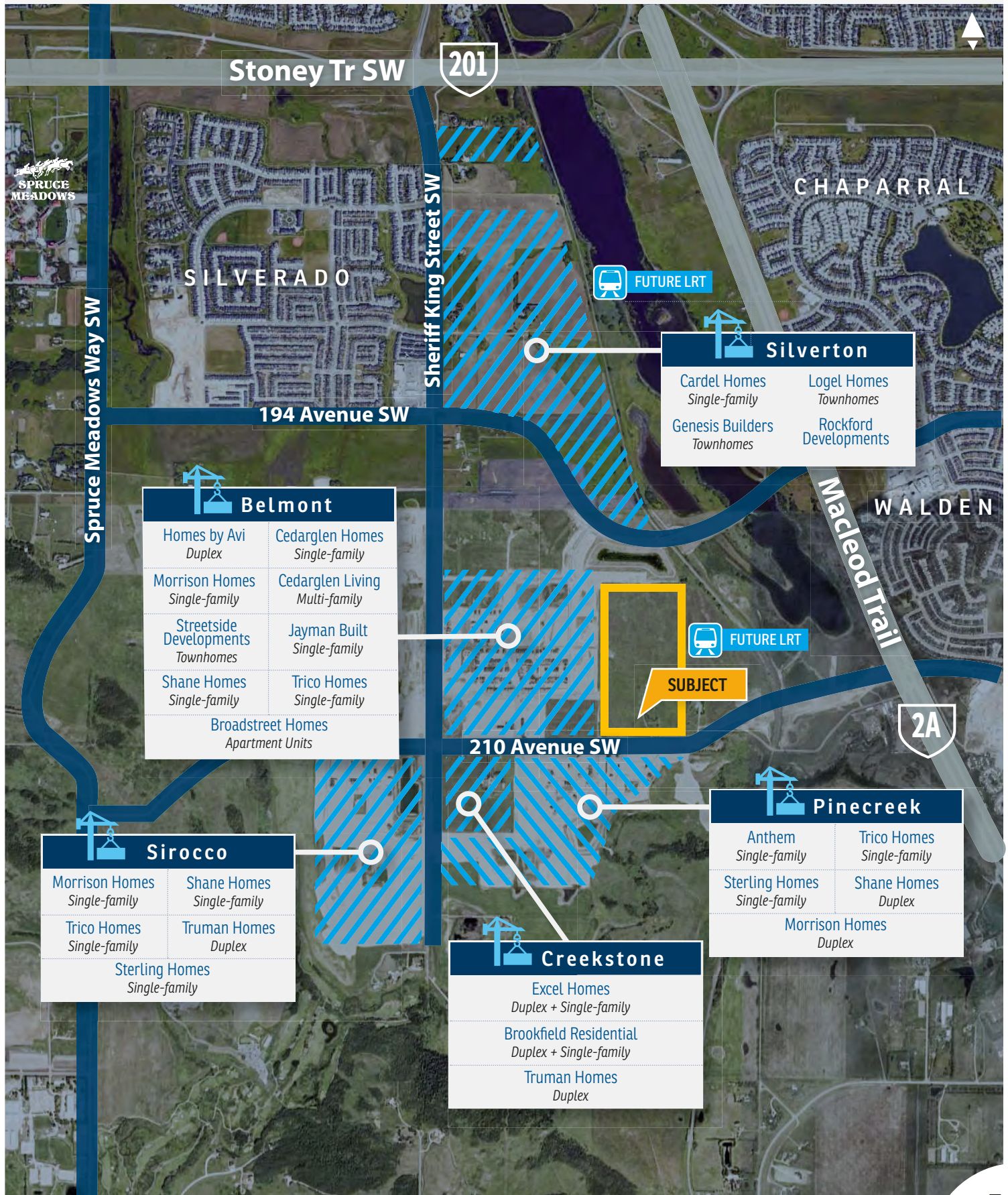
The subject site is located in the Southwest quadrant of Calgary, and at Northwest corner of 210 Avenue SW and Sheriff King Street S within the community of Belmont, which is bounded by the following communities: Silverado on the North; Yorkville on the West; Pine Creek on the South; Walden on the East.



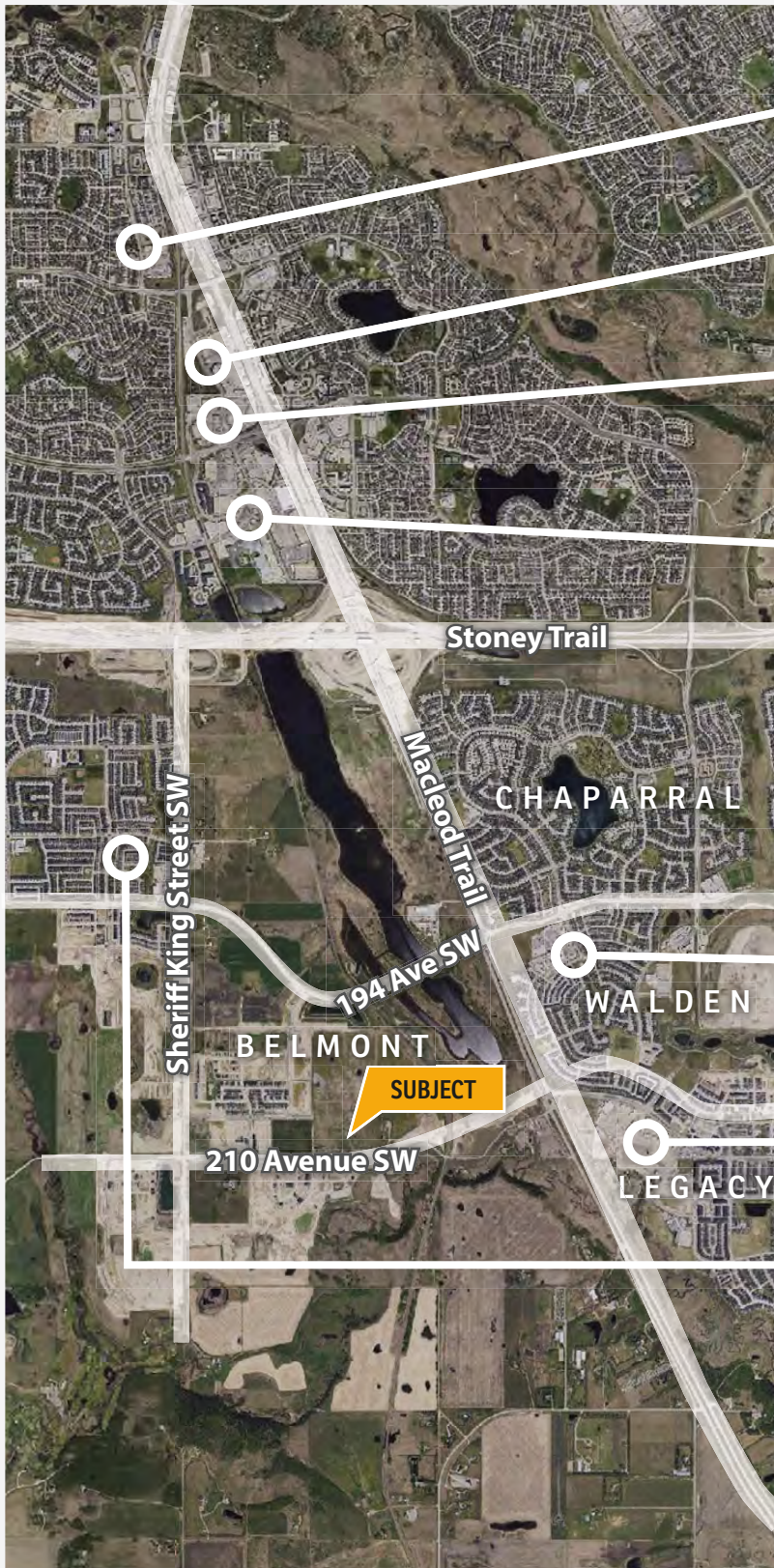
WEST MACLEOD AREA STRUCTURE PLAN



ACTIVE NEW DEVELOPMENTS IN THE AREA



SHOPPING CENTRES IN THE AREA



Sobeys **SHOPPERS**
DRUG MART

REAL CANADIAN
SUPERSTORE **Chapters** **Landmark**
CINEMAS

SAFeway **WINNERS**

Walmart **CO-OP** **Y**
Save money. Live better.

CANADIAN TIRE **SPORTCHEK** **THE HOME DEPOT**

BEST BUY **staples** **Michaels**

save on foods **SHOPPERS**
SO MUCH MORE IN STORE DRUG MART

Sobeys **WINNERS**

Sobeys **SHOPPERS**
DRUG MART

CONCEPT DEVELOPMENT— BELMONT STATION



Concept rendering, for illustrative purpose only, subject to change.



BELMONT

STATION

THE BELMONT STATION is envisioned as dynamic urban precinct with diversity of uses, and accommodating multiple modes of transportation. This site can evolve over time with the extension of the LRT Red Line and a new station constructed immediately to the east, which will provide transportation choice for future residents and a focal point for activities. It is anticipated to have minimum of 1,757 and maximum of 3,522 units in the development. The overall intensity of the neighbourhood would be around 169 people and jobs per hectare.





FEASIBILITY STUDY— LOTS 1–12

Concept rendering, for illustrative purpose only, subject to change.

Parcel 2

AREA: 2.22 acres (96,703 sq. ft.)

ZONING:
Multi-Residential – Low Profile (M-1)

FAR: 1.58

BUILDING HEIGHT: 46'8"

BUILDING BASE FOOTPRINT: 68,168 sq. ft.

TOTAL GROSS BUILDING AREA: 147,931 sq. ft.

NUMBER OF STOREYS: 4

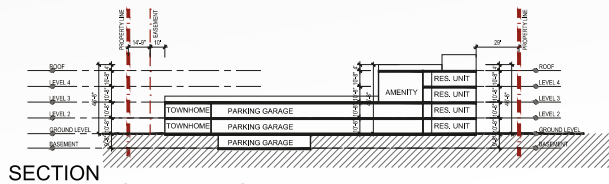
NUMBER OF UNITS: 80

NUMBER OF TOWNHOUSES: 8

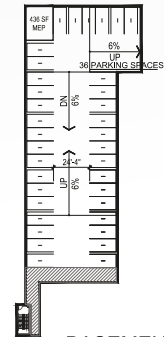
UNIT AVERAGE NET AREA: 847.2 sq. ft.

PARKING: Required: 132 stalls; Provided: 135 stalls

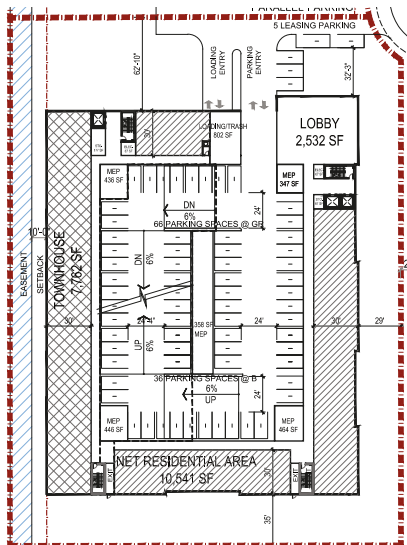
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4	9	11
3	10	12
2	1	13



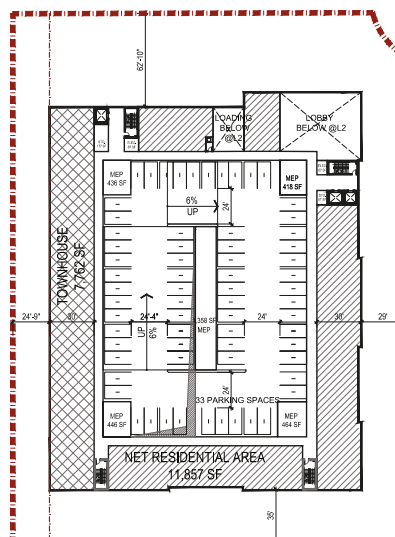
SECTION



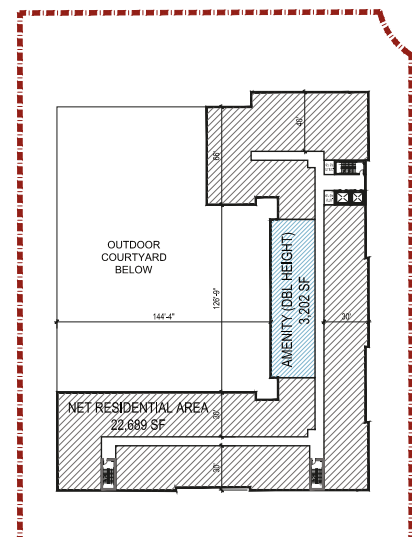
BASEMENT



GROUND LEVEL



LEVEL 2



LEVEL 3-4 (2F)

Parcel 3

AREA: 1.9 acres (82,764 sq. ft.)

ZONING:
Multi-Residential – Medium Profile (M-2)

FAR: 2.49

BUILDING HEIGHT: 52'4"

BUILDING BASE FOOTPRINT: 64,150 sq. ft.

TOTAL GROSS BUILDING AREA: 218,349 sq. ft.

NUMBER OF STOREYS: 5

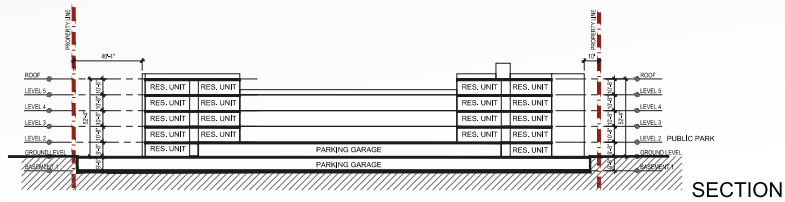
NUMBER OF UNITS: 157

NUMBER OF TOWNHOUSES: 13

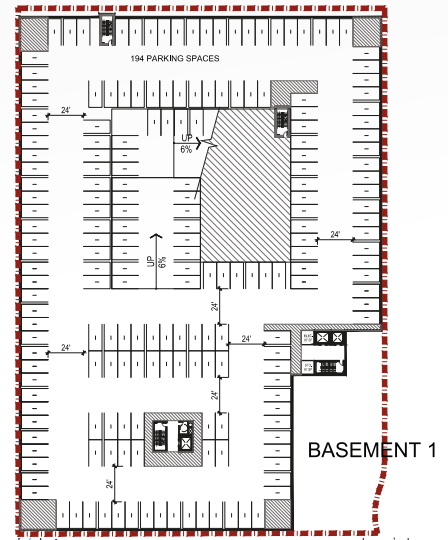
UNIT AVERAGE NET AREA: 849 sq. ft.

PARKING: Required: 256 stalls; Provided: 282 stalls

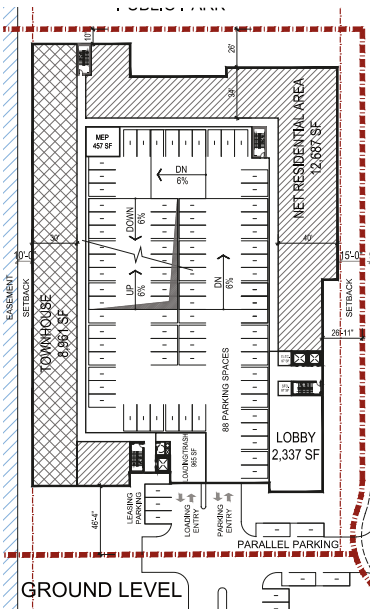
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5	8	14
4	9	11
3	10	12
2	1	13



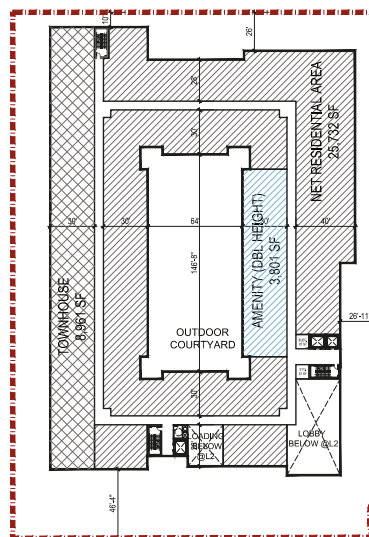
SECTION



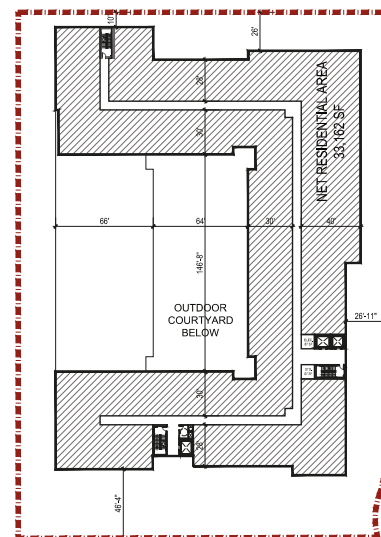
BASEMENT 1



GROUND LEVEL



LEVEL 2-3 (2F)



LEVEL 4-5 (2F)

Parcel 4

AREA: 1.9 acres (82,764 sq. ft.)

ZONING:

Multi-Residential – Medium Profile (M-2)

FAR: 2.54

BUILDING HEIGHT: 56'4"

BUILDING BASE FOOTPRINT: 64,609 sq. ft.

TOTAL GROSS BUILDING AREA: 223,290 sq. ft.

NUMBER OF STOREYS: 5

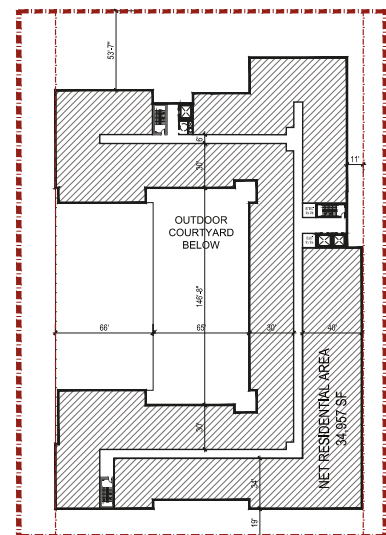
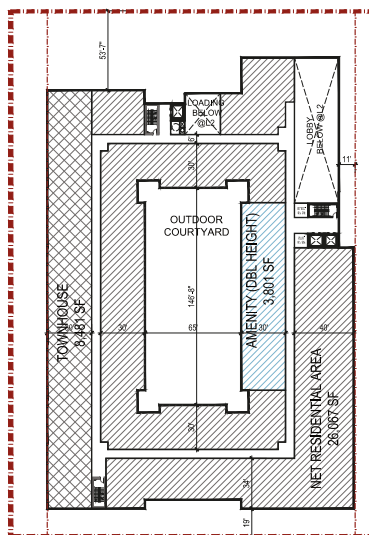
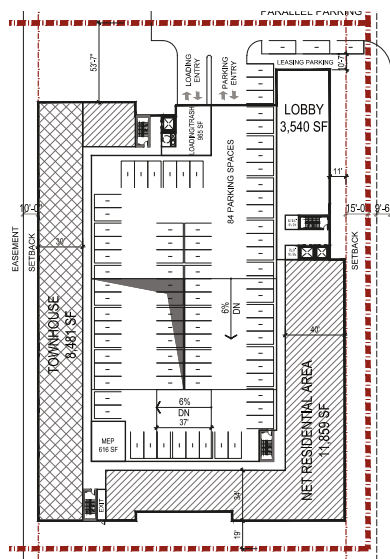
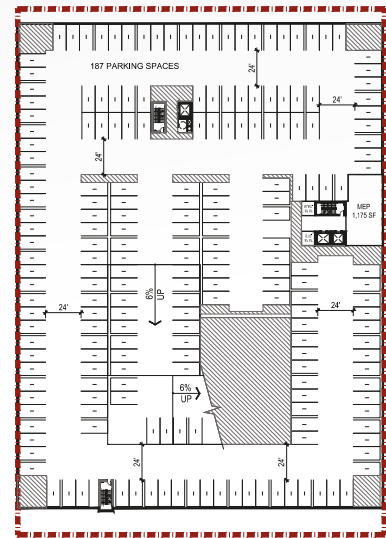
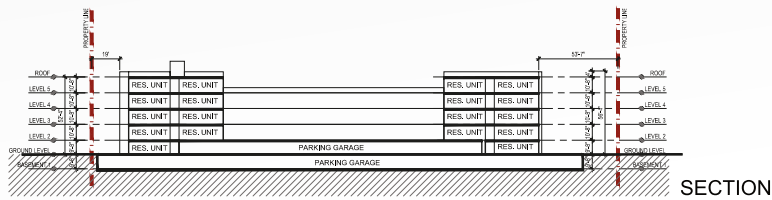
NUMBER OF UNITS: 162

NUMBER OF TOWNHOUSES: 13

UNIT AVERAGE NET AREA: 849 sq. ft.

PARKING: Required: 262 stalls; Provided: 271 stalls

6	7	15
5	8	14
4	9	11
3	10	12
2	1	13



Parcel 5

AREA: 1.83 acres (79,715 sq. ft.)

ZONING:

Multi-Residential – Medium Profile (M-2)

FAR: 2.3

BUILDING HEIGHT: 56'4"

BUILDING BASE FOOTPRINT: 53,260 sq. ft.

TOTAL GROSS BUILDING AREA: 194,037 sq. ft.

NUMBER OF STOREYS: 5

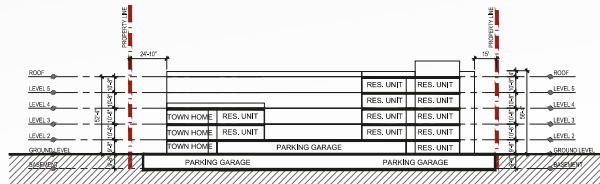
NUMBER OF UNITS: 148

NUMBER OF TOWNHOUSES: 12

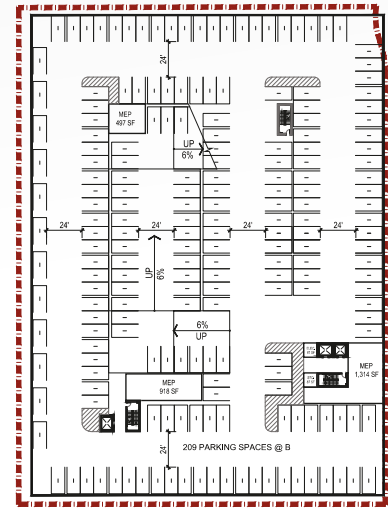
UNIT AVERAGE NET AREA: 854 sq. ft.

PARKING: Required: 240 stalls; Provided: 243 stalls

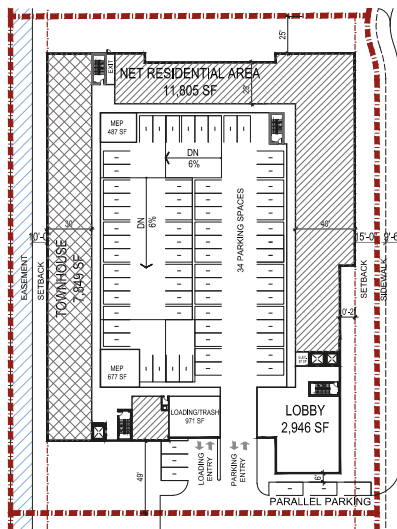
6	7	15
5	8	14
4	9	11
3	10	12
2	1	13



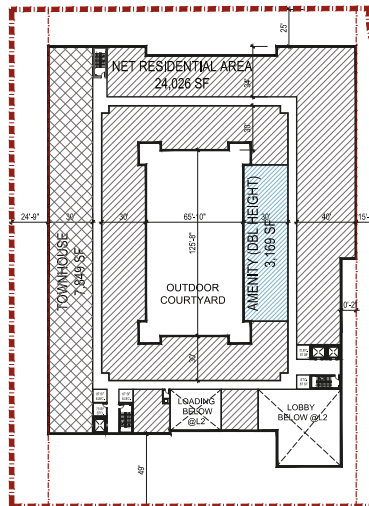
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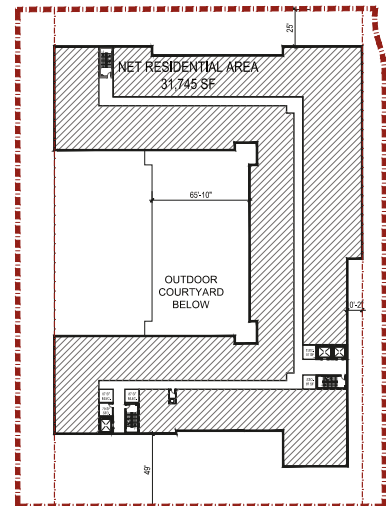
BASEMENT



GROUND LEVEL



LEVEL 2-3 (2F)



LEVEL 4-5 (2F)

Parcel 7

AREA: 2.59 acres (112,820 sq. ft.)

ZONING:
Multi-Residential – Low Profile (M-1)

FAR: 1.76

BUILDING HEIGHT: 56'4"

BUILDING BASE FOOTPRINT: 46,036 sq. ft.

TOTAL GROSS BUILDING AREA: 200,262 sq. ft.

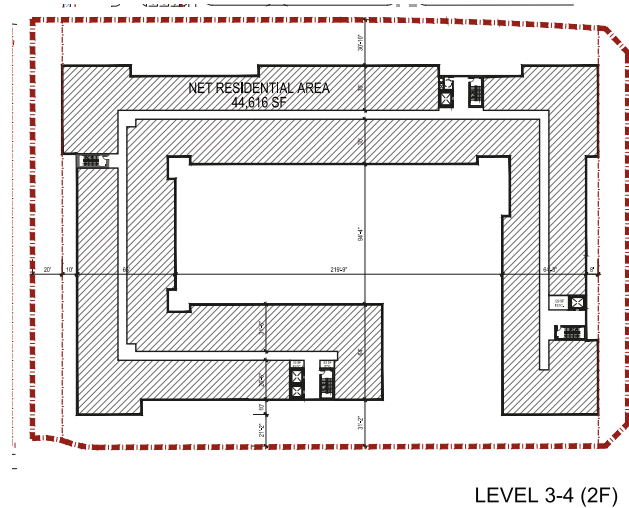
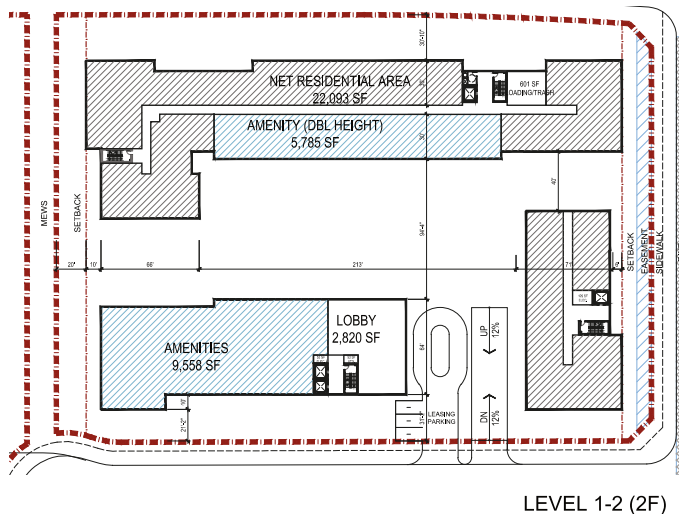
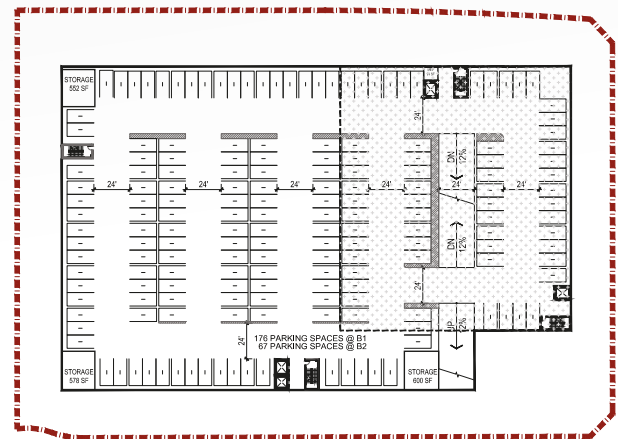
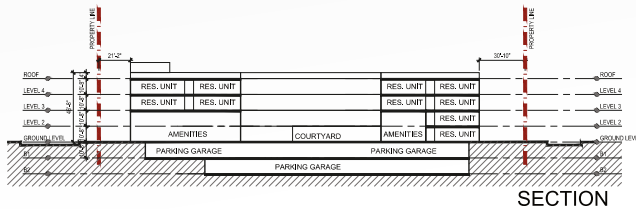
NUMBER OF STOREYS: 4

NUMBER OF UNITS: 156

UNIT AVERAGE NET AREA: 856.4 sq. ft.

PARKING: Required: 234 stalls; Provided: 243 stalls

6	7	15
5	8	14
4	9	11
3	10	12
2	1	13



Parcel 8

AREA: 2.25 acres (98,010 sq. ft.)

ZONING:

Multi-Residential – Medium Profile (M-2)

FAR: 2.39

BUILDING HEIGHT: 46'8"

BUILDING BASE FOOTPRINT: 53,323 sq. ft.

TOTAL GROSS BUILDING AREA: 253,083 sq. ft.

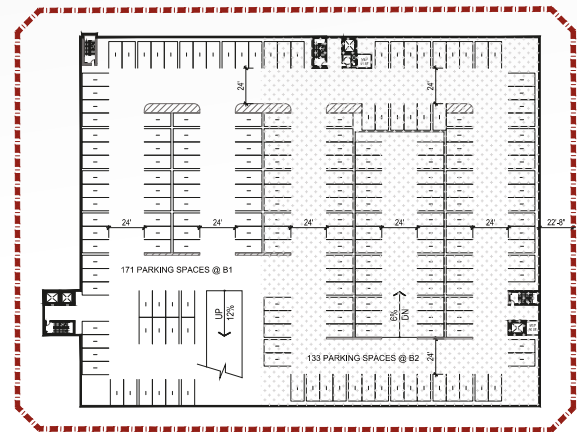
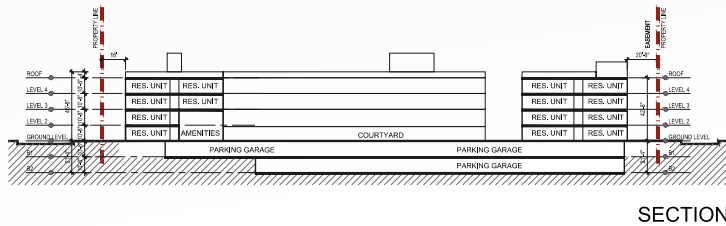
NUMBER OF STOREYS: 4

NUMBER OF UNITS: 203

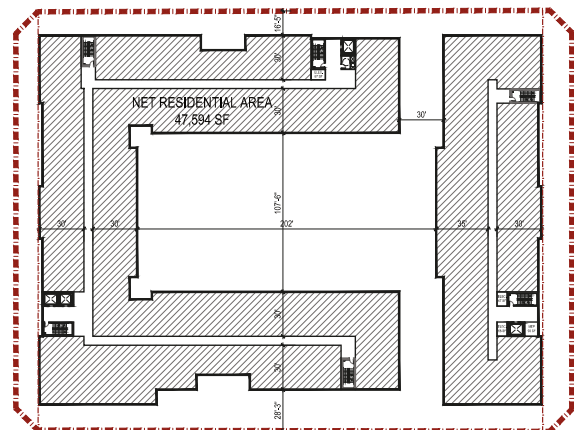
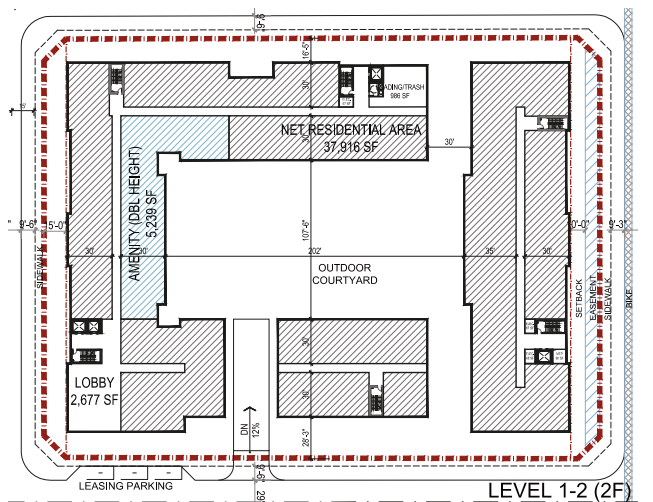
UNIT AVERAGE NET AREA: 847.3 sq. ft.

PARKING: Required: 305 stalls; Provided: 305 stalls

6	7	15
5	8	14
4	9	11
3	10	12
2	1	13



BASEMENT 1-2 (2F)



LEVEL 3-4 (2F)

Parcel 9

AREA: 2.17 acres (94,525 sq. ft.)

ZONING:

Mixed Use – General (MU-1f3.5h20)

FAR: 3.27

BUILDING HEIGHT: 48'0"

BUILDING BASE FOOTPRINT: 43,899 sq. ft.

RETAIL: 20,939 sq. ft.

TOTAL GROSS BUILDING AREA: 299,178 sq. ft.

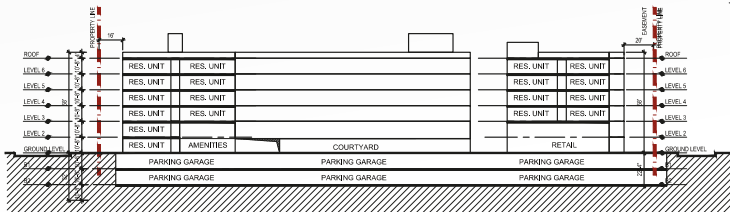
NUMBER OF STOREYS: 6

NUMBER OF UNITS: 204

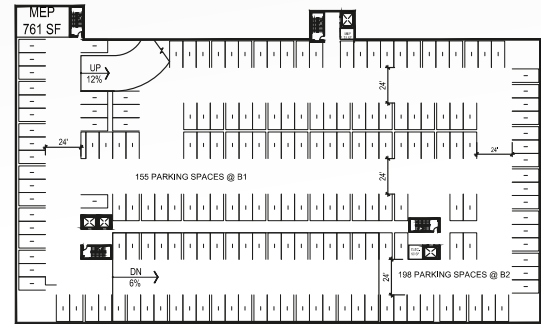
UNIT AVERAGE NET AREA: 856.5 sq. ft.

PARKING: Required: 358 stalls; Provided: 359 stalls

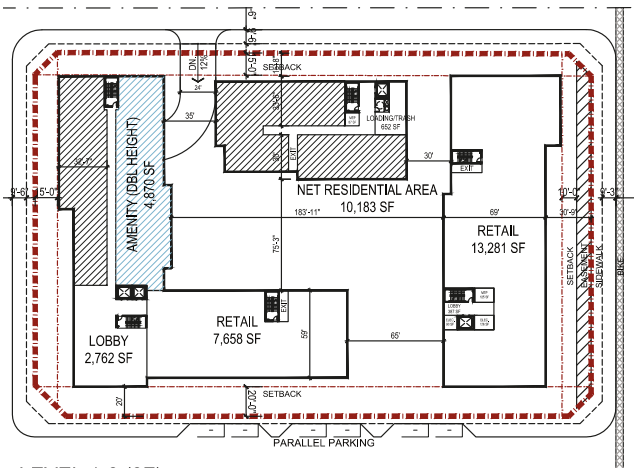
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3	10	12
2	1	13



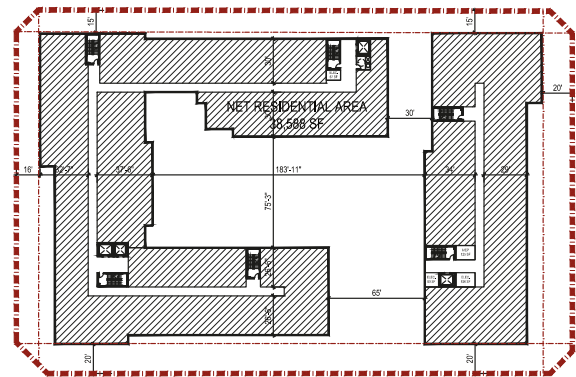
SECTION



BASEMENT 1-2 (2F)



LEVEL 1-2 (2F)



LEVEL 3-6 (4F)

Parcel 10

AREA: 2.25 acres (98,010 sq. ft.)

ZONING:

Mixed Use – General (MU-1f3.5h20)

FAR: 3.45

BUILDING HEIGHT: 68'0"

BUILDING BASE FOOTPRINT: 44,995 sq. ft.

RETAIL: 20,155 sq. ft.

TOTAL GROSS BUILDING AREA: 324,531 sq. ft.

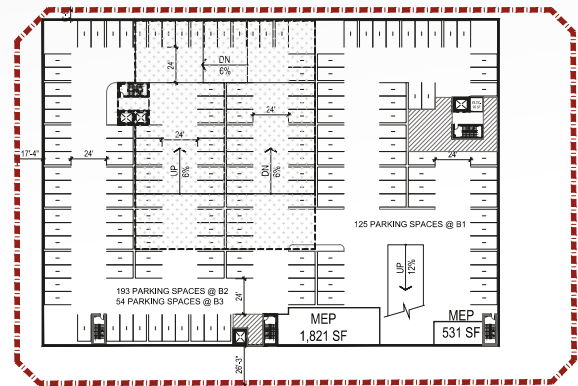
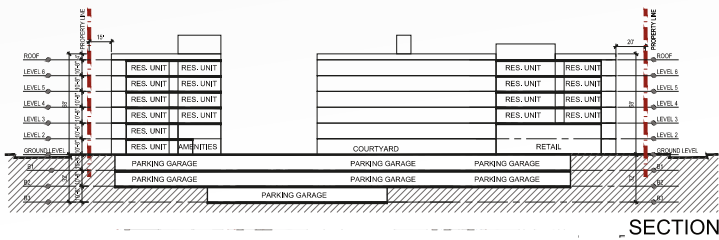
NUMBER OF STOREYS: 6

NUMBER OF UNITS: 210

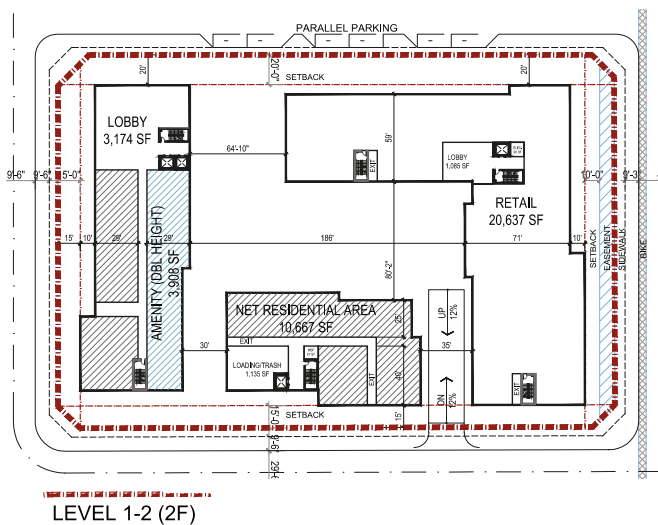
UNIT AVERAGE NET AREA: 853.3 sq. ft.

PARKING: Required: 365 stalls; Provided: 372 stalls

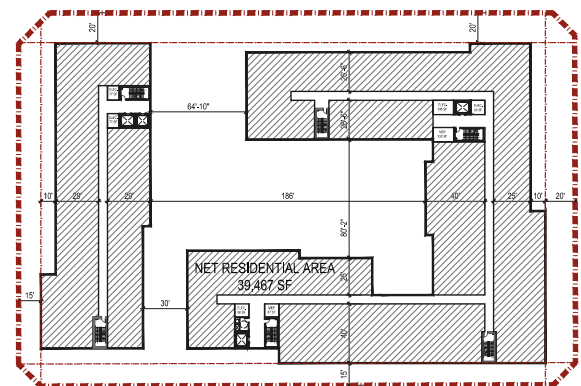
6	7	15
5	8	14
4	9	11
3	10	12
2	1	13



BASEMENT 1-3 (3F)



LEVEL 1-2 (2F)



LEVEL 3-6 (4F)

Parcel 11

AREA: 2.97 acres (129,373 sq. ft.)

ZONING:

Mixed Use – Active Frontage
(MU-2f4.0h56)

FAR: 3.31

BUILDING BASE FOOTPRINT: 63,547 sq. ft.

RETAIL: 18,286 sq. ft.

TOTAL GROSS BUILDING AREA: 420,087 sq. ft.

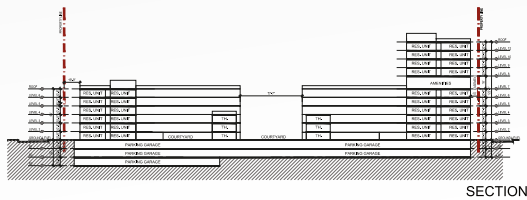
NUMBER OF STOREYS: 12

NUMBER OF UNITS: 387

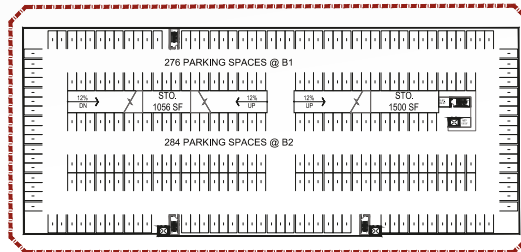
UNIT AVERAGE NET AREA: 850.0 sq. ft.

PARKING: Required: 581 stalls; Provided: 597 stalls

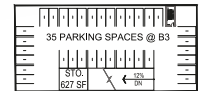
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4	9	11
3	10	12
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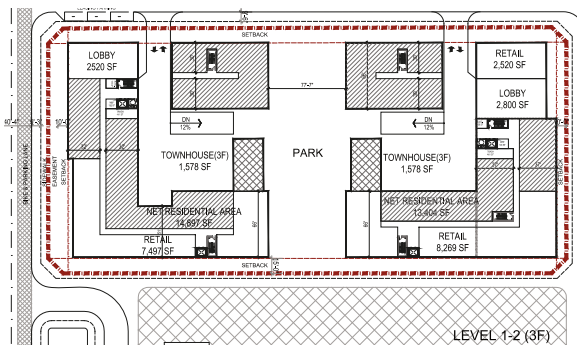
SECTION



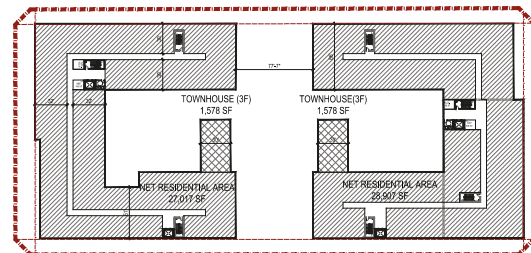
BASEMENT 1-2



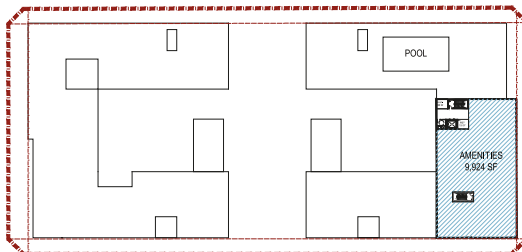
BASEMENT 3



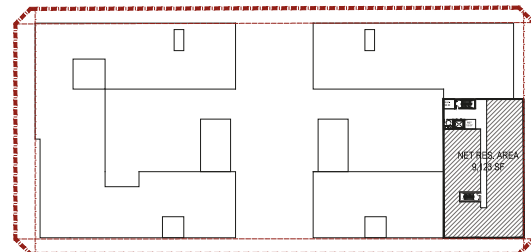
LEVEL 1-2 (3F)



LEVEL 3-6 (4F)



LEVEL 7



LEVEL 8-12(5F)

Parcel 12

AREA: 3.06 acres (133,294 sq. ft.)

ZONING:

Mixed Use – Active Frontage
(MU-2f4.0h56)

FAR: 3.30

BUILDING BASE FOOTPRINT: 69,198 sq. ft.

RETAIL: 7,488 sq. ft.

GROCERY: 25,060 sq. ft.

TOTAL GROSS BUILDING AREA: 419,031 sq. ft.

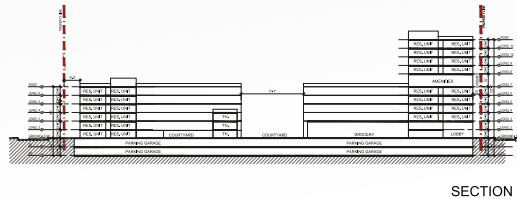
NUMBER OF STOREYS: 12

NUMBER OF UNITS: 380

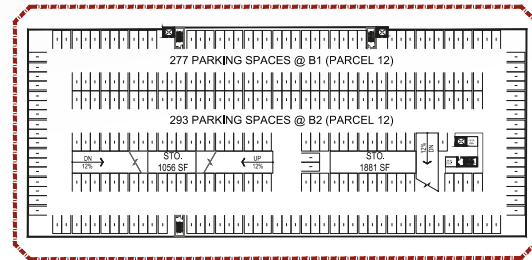
UNIT AVERAGE NET AREA: 850.0 sq. ft.

PARKING: Required: 570 stalls; Provided: 570 stalls

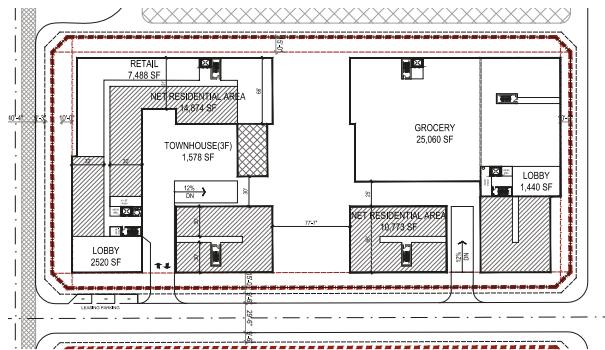
6	7	15
5	8	14
4	9	11
3	10	12
2	1	13



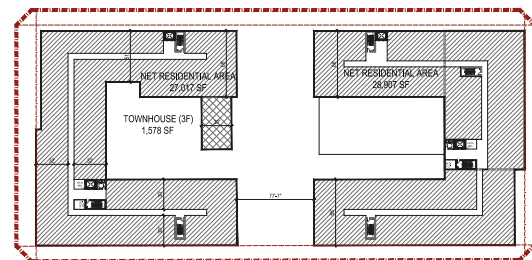
SECTION



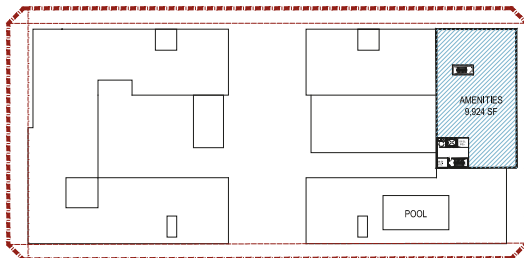
BASEMENT 1-2 (2F)



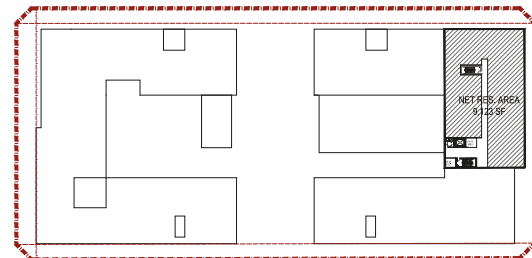
LEVEL 1-2 (2F)



LEVEL 3-6 (4F)



LEVEL 7



LEVEL 8-12 (5F)

N

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