



# ASPEN VILLAGE

1851 80th Street SW Calgary, Alberta

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## ABOUT

# BUILDING HIGHLIGHTS

Aspen Village is a 13-acre, Scandinavian-inspired community nestled on the side of Springbank Hill, a highly desirable neighbourhood in SW Calgary.

- Facing 17th Ave SW, with 21,000 vehicles passing the site daily
- The development will feature 1,200 homes spread across 15 buildings
- The heart of this new community will feature a 60,000 square foot urban village, featuring boutique-style shops, wellness centre, restaurants, cafes, and a grocer
- Phase I targeted uses: food & beverage, specialty food, beauty / esthetics, pet service, apparel and home goods





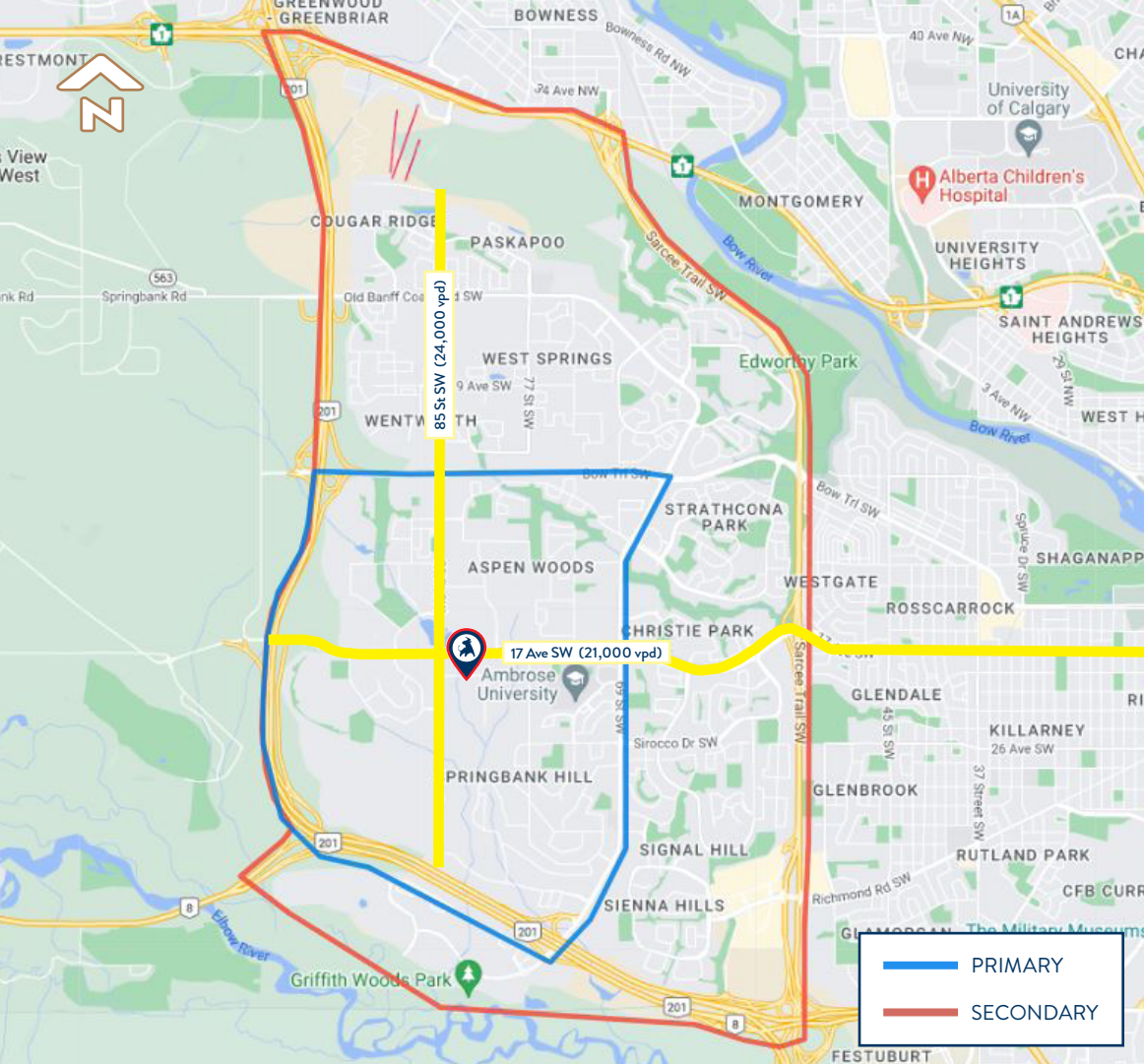
## ABOUT

# LOCATION HIGHLIGHTS

- > Will service the communities of Aspen Woods, Springbank Hill, Signal Hill, Strathcona Park, West Springs and Cougar Ridge, with a combined population over 54,800
- > Destination draw for people travelling west of Stoney Trail all the way to Highway 22
- > Four large-scale educational institutions, an LRT station and recreation centre within a 15 minute walk radius
- > One of the most affluent areas in Calgary, with average household incomes over \$230,000







## COMMUNITY

# DEMOGRAPHIC DATA

### POPULATION

Primary:	21,953
Secondary:	69,112
Calgary (2025):	1,688,000

### AVG HOUSEHOLD INCOME:

Primary:	\$ 230,722
Secondary:	\$ 191,883
Calgary (2025):	\$ 131,600

### AVG ANNUAL HOUSEHOLD SPENDING

Primary:	\$ 196,272
Secondary:	\$ 161,392
Calgary:	\$ 109,738

### AVG ANNUAL HOUSEHOLD SPENDING ON HEALTH CARE

Primary:	\$ 4,828
Secondary:	\$ 3,970
Calgary:	\$ 2,699

### AVG ANNUAL HOUSEHOLD SPENDING ON RESTAURANT MEALS

Primary:	\$ 5,474
Secondary:	\$ 4,501
Calgary:	\$ 3,061

### AVG ANNUAL HOUSEHOLD SPENDING ON FOOD PURCHASED FROM STORES

Primary:	\$ 15,714
Secondary:	\$ 12,921
Calgary:	\$ 8,786

## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Community Size: 1,280,000 square feet

Retail Size: 60,000 square feet

## LANDLORD

Vesta Properties

## ZONING

MU-1

## COMPLETION

Phase I: Summer 2027

## PARKING

329 retail stalls

## LEGAL DESCRIPTION

Plan: 241 1184

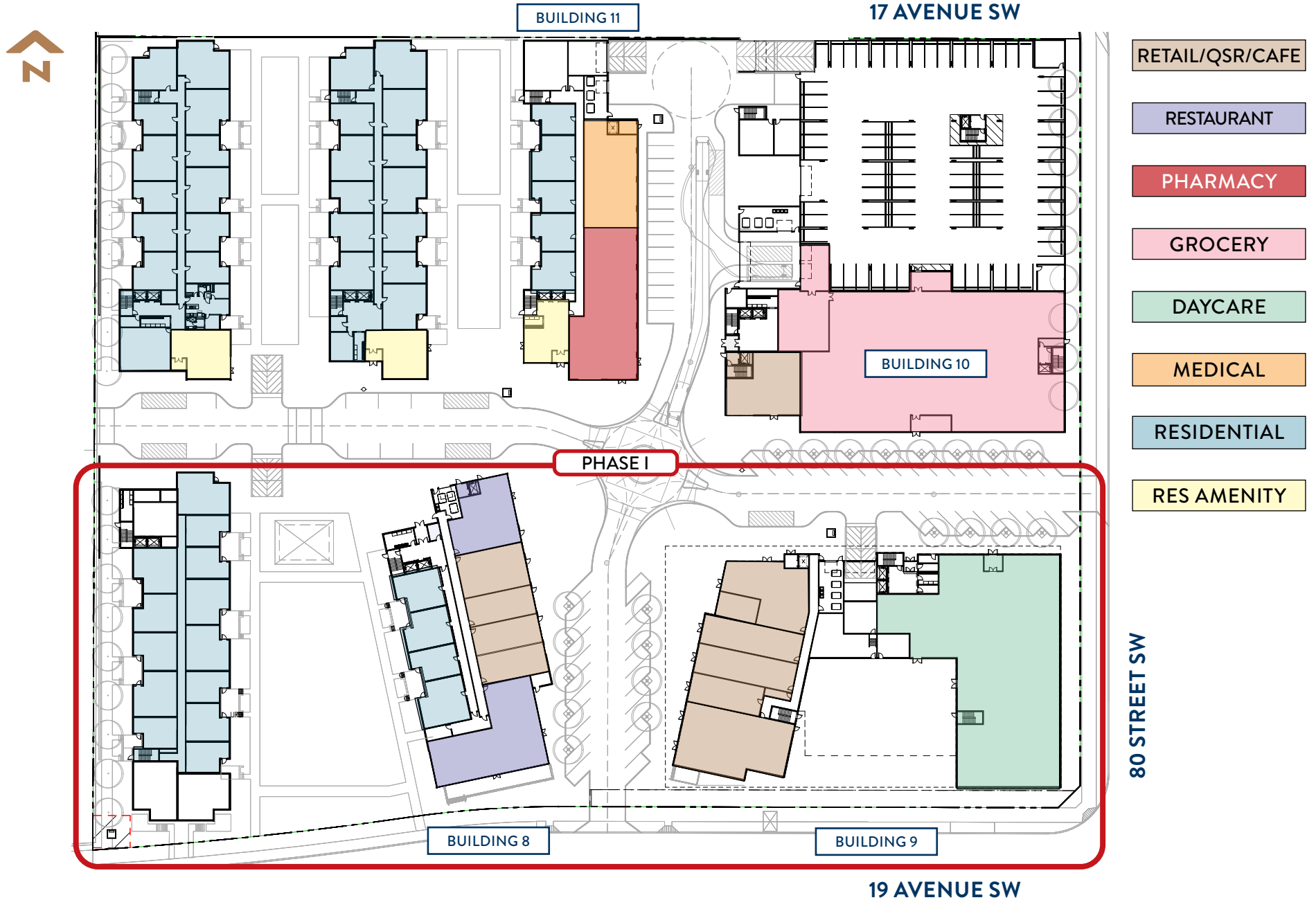
Block: 39 & 40

Lot: 1





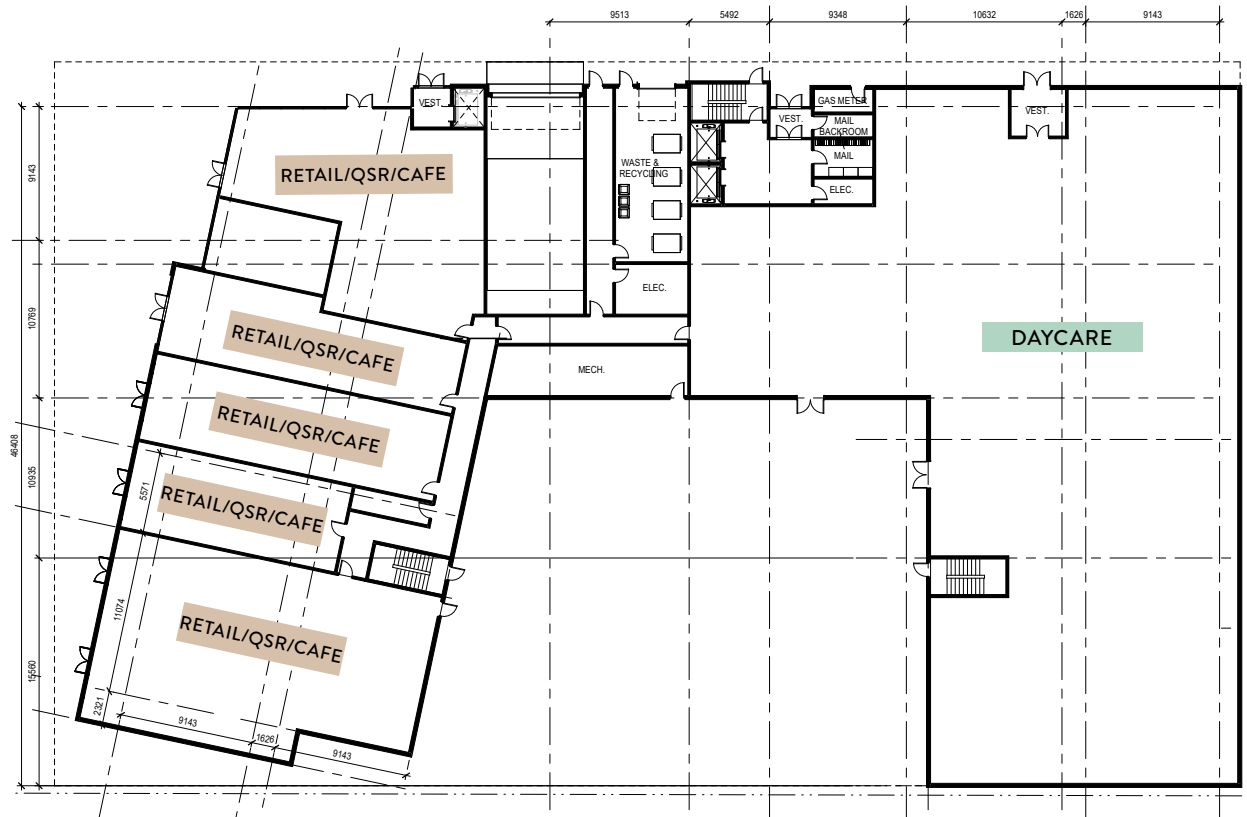
# SITE PLAN



# PHASE I RETAIL - SUMMER 2027

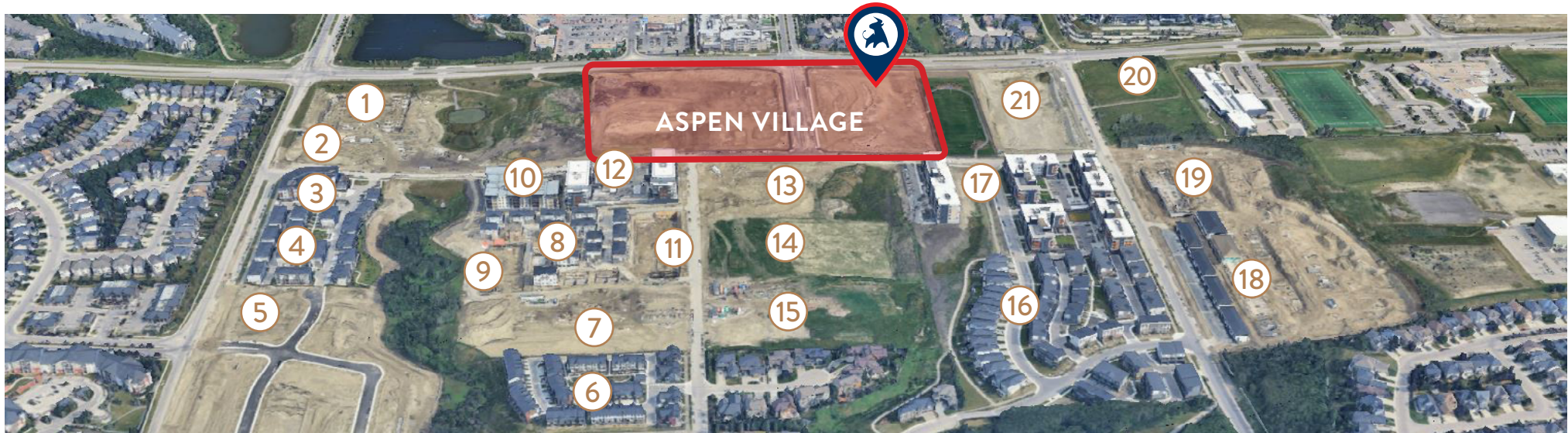


BUILDING 8



BUILDING 9

# FUTURE SURROUNDING PROJECTS



	Project Name	Developer	Built Form	Type	Status	Unit Count
1	Age Care Ltd	Age Care	Apartment	Seniors / LTC	Under Construction	344
2	Cobalt	Slokker	Apartment	Condo	Proposed	271
3	The Orion	Slokker	Apartment	Condo	Complete	45
4	Aspen Springs Townhouse	Slokker	Townhouse	Condo	Complete	98
5	Elowen	Shane Homes	Townhouse	Condo	Proposed	23
6	Wildflower	Homes by Avi	Townhouse	Condo	Complete	68
7	Juniper	Slokker	Townhouse	Condo	Under Construction	112
8	Elkwood	Slokker	Townhouse	Condo	Complete	100
9	Whitney	Cove Properties	Apartment	Condo	Under Construction	60
10	85th & Park	Cove Properties	Apartment	Condo	Complete	68
11	Balsam	Slokker	Apartment	Rental	Proposed	131
12	Springbank Hill Estates	Spray Group	Apartment	Rental	Complete	92
13	Wolfberry	Slokker	Apartment	Condo	Proposed	540
14	TBD	TBD	TBD	TBD	Land-Use	TBD
15	Aurora	Slokker	Apartment	Condo	Proposed	77
16	Arcola	Truman	Townhouse	Condo	Complete	87
17	The Willows	Truman	Apartment	Rental	Complete	389
18 / 19	Summit 77 Townhouse and Apartments	Partners Development Group	Townhouse   Apartment	Rental	Complete   Under Construction	418
20	7755 17 Ave SW	TBD	Apartment	TBD	Land-Use	~ 600
21	The Grand	Truman	Apartment	Condo	Proposed	735



## CONNECT WITH US

# CONTACT

### GENERAL



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### ABOUT THIS LISTING

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## ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

