

# ASPEN VILLAGE

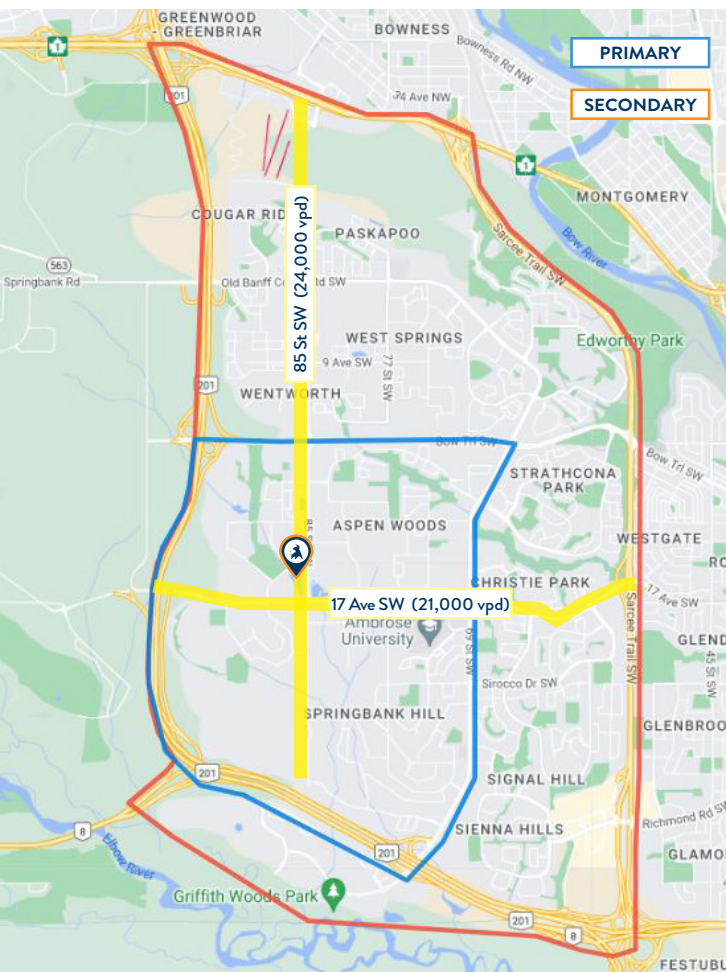
17th & 80th SW, Calgary AB



**TARGETED USES:** food & beverage, specialty food, grocery, home goods, beauty / esthetics, boutique fitness, pet service, daycare, medical, pharmacy, spa, apparel



**Q4 2026**



## DEMOGRAPHIC DATA:

### POPULATION

Primary: 21,953  
Secondary: 69,112  
Calgary: 1,306,784

### AVG HOUSEHOLD INCOME:

Primary: \$ 230,722  
Secondary: \$ 191,883  
Calgary: \$ 129,000

### 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



- RETAIL/QSR/CAFE
- RESTAURANT
- PHARMACY
- GROCERY
- DAYCARE
- MEDICAL
- RESIDENTIAL
- RES AMENITY

17 AVENUE SW

85 STREET SW



19 AVENUE SW



81 STREET SW

COMMUNITY AMENITIES

Banks - BMO, CIBC, HSBC, RBC, TD, Scotiabank 300m  
 Grocery - Safeway & CO-OP 400m  
 Recreational - CDP and Winsport 5.9km

**TRAIN**  1.5 km to existing West LRT  
 New terminal planned at 85th St

**DRIVE**  1.1 km to Calgary West Ring Road  
 To be completed 2023

**BUS**  100m to bus stop that links to  
 West LRT Station and West Springs

**ASPEN <sup>+</sup> SPRING**  
 97 Townhomes | 2023

**THE ORION**  
 45 Condos | 2023

**elkwood**  
 100 Townhomes | 2024

**JUNIPER**  
 Townhomes | 2024

**aurora**  
 Townhomes & Duplexes | 2025

**ASPEN <sup>+</sup> TOWERS**  
 342 units | 2025-2026