

ASPEN VILLAGE

17th & 80th SW, Calgary

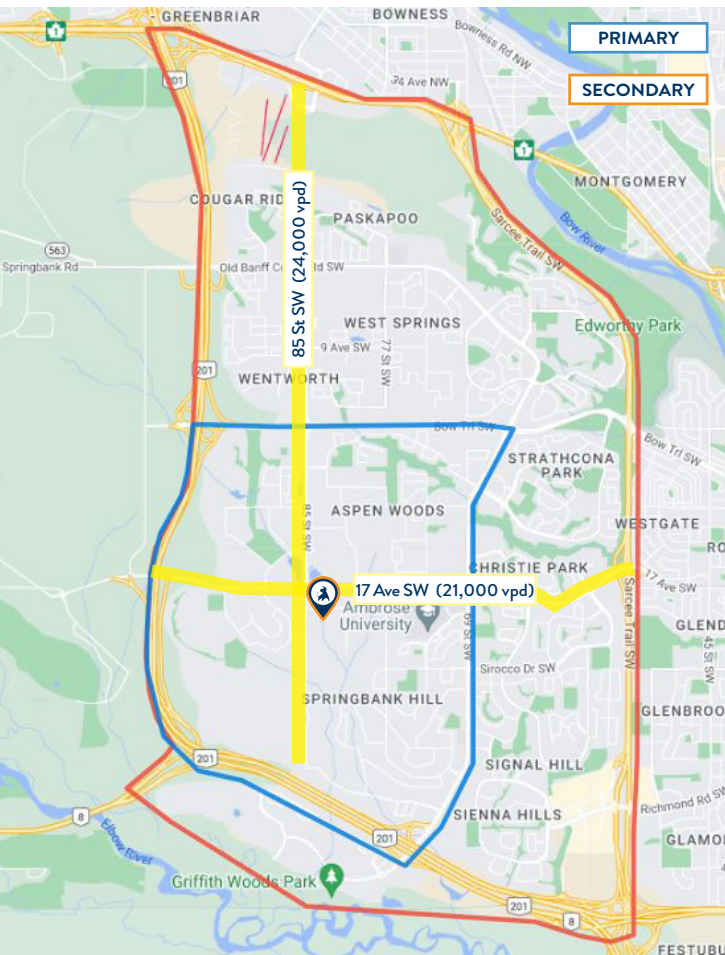
VESTA
PROPERTIES



PHASE I: Q3 2026

PHASE I TARGETED USES:

food & beverage, specialty food, beauty / esthetics, pet service, apparel and home goods



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



17 AVENUE SW

85 STREET SW

AGE CARE

INDIGO

ASPEN VILLAGE

ASPEN TOWERS
IN ASPEN SPRING

19 AVENUE SW

THE ORION

WOLFBERRY

ASPEN SPRING
ESTATES

elkwood

81 STREET SW

JUNIPER

aurora
DUPLEXES

SHANE
HOMES

Homes by
AVI

AZURE

cedarglen
HOMES

Homes by
AVI

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 SPRING

97 Townhomes | 2023

THE ORION

45 Condos | 2023

elkwood

100 Townhomes | 2024

JUNIPER

Townhomes | 2024

aurora

Townhomes & Duplexes | 2025

ASPEN TOWERS

342 units | 2025-2026



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