



ASPEN VILLAGE

1851 80th Street SW Calgary, Alberta

Retail Availability:

+/- 476 - 3,376 square feet

[TAURUSGROUP.COM](https://taurusgroup.com)

HEATHER WIETZEL

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Aspen Village is a 13-acre community nestled on the side of Springbank Hill, a highly desirable neighbourhood in southwest Calgary. This vibrant urban village features 1,200 homes across fifteen six-storey buildings and 60,000 square feet of retail space.



[VIRTUAL FLYTHROUGH >>](#)

LOCATION HIGHLIGHTS

Aspen Village will service the communities of Springbank Hill, Aspen Woods, Signal Hill, Christie Park, Strathcona Park, West Springs and Cougar Ridge - a combined population over 54,800



PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Community Size: 1,280,000 square feet
Retail Size: 60,764 square feet

LANDLORD

Vesta Properties

ZONING

MU-1

--- Primary Trade Area

POPULATION

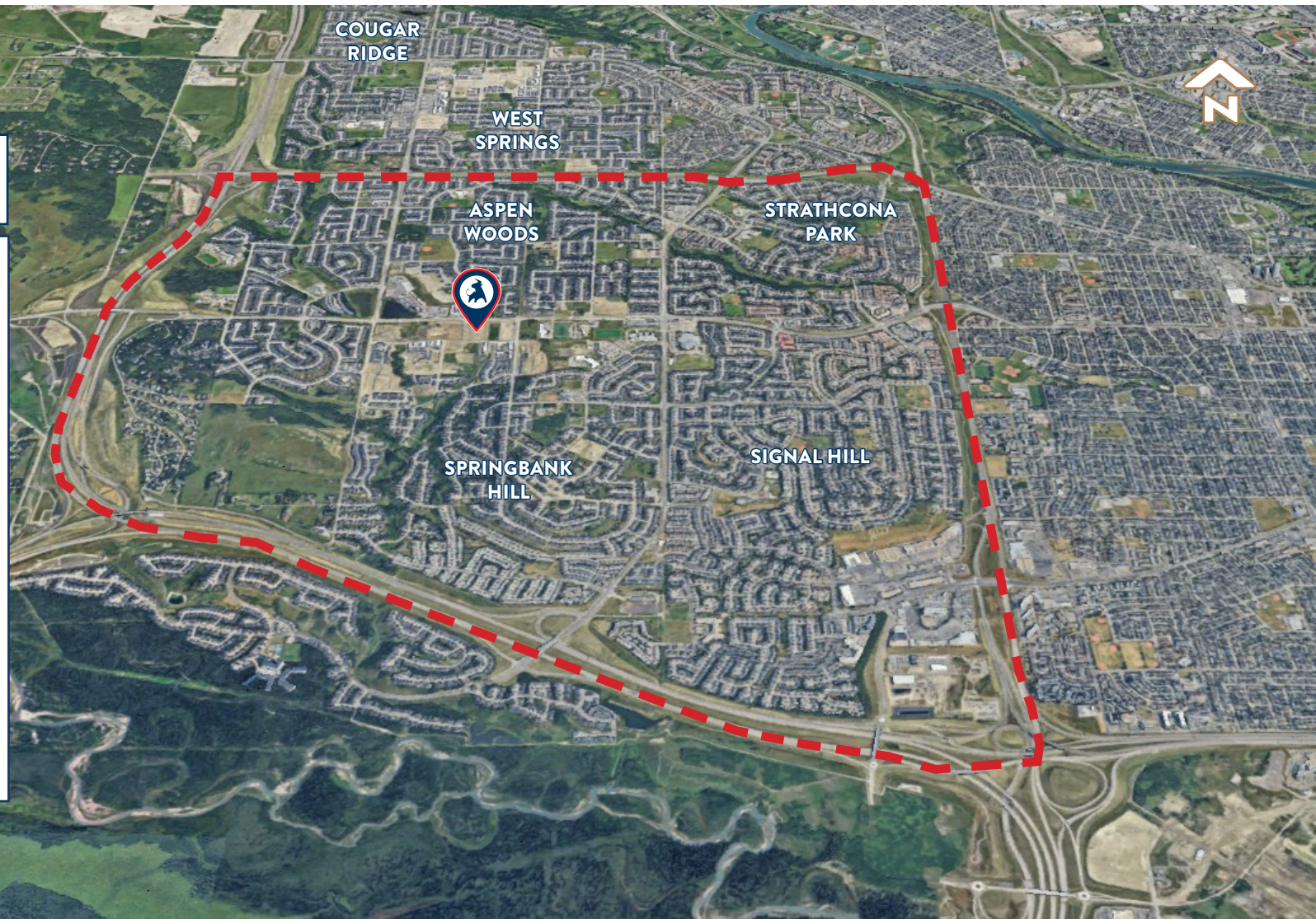
Primary: 43,499
Calgary (2025): 1,688,000

AVG ANNUAL HOUSEHOLD SPENDING

Primary: \$ 196,272
Calgary: \$ 109,738

AVG HOUSEHOLD INCOME:

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



SITE PLAN



RESIDENTIAL

RETAIL

PARKING (Phase 1)

26 surface customer stalls

95 underground customer stalls

PARKING (Full Build Out)

60 surface level retail stalls

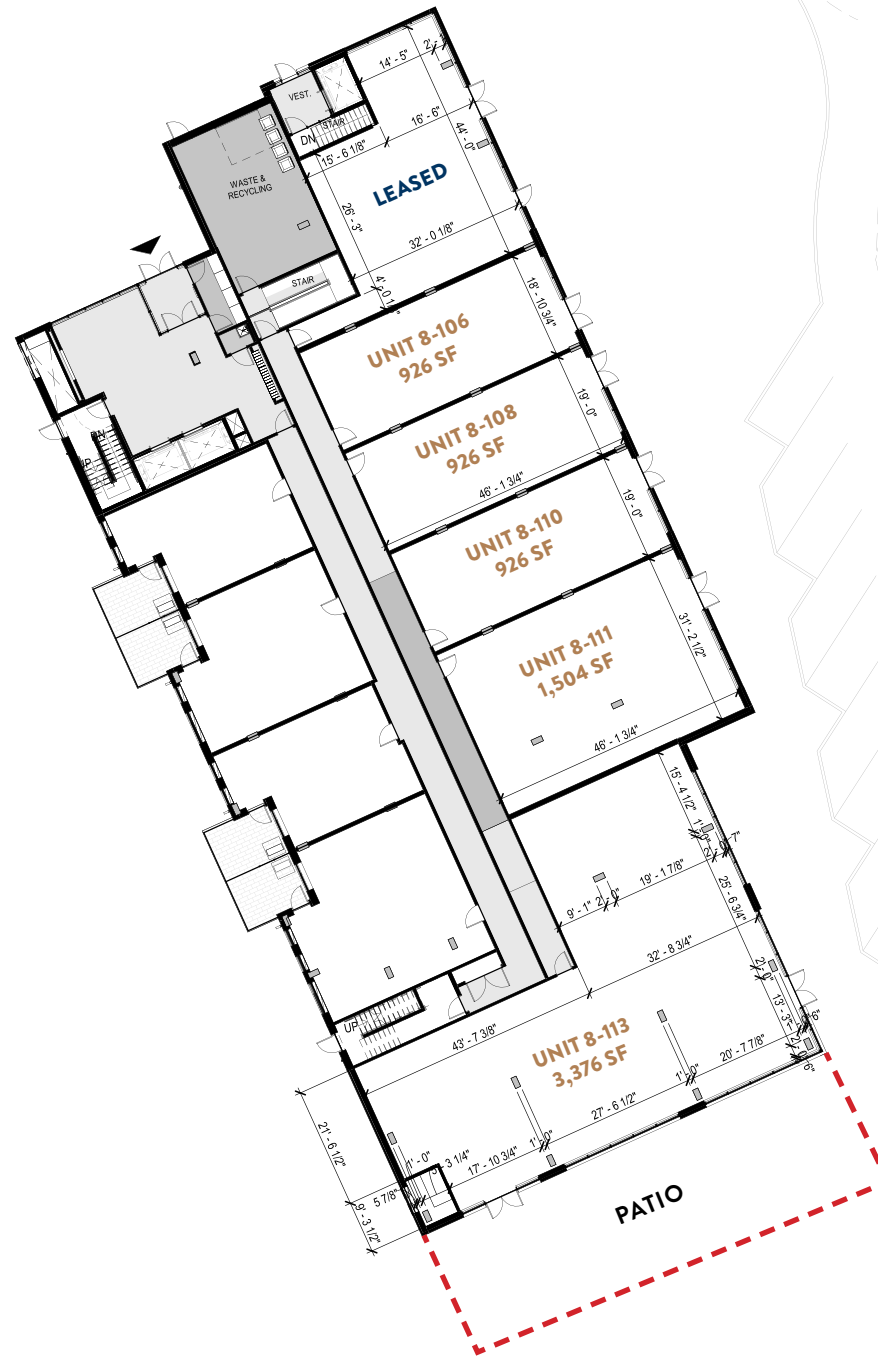
301 underground customer stalls

80 STREET SW

17 AVENUE SW

19 AVENUE SW

PHASE I RETAIL - SPRING 2029



BUILDING 8

PHASE I RETAIL - SPRING 2029



FUTURE SURROUNDING PROJECTS



1. Age Care Ltd - 344 units

2. Cobalt - 271 units

3. The Orion - 45 units

4. Aspen Springs Townhouse - 98 units

5. Elowen - 23 units

6. Wildflower - 68 units

7. Juniper - 112 units

8. Elkwood - 100 units

9. Whitney - 60 units

10. 85th and Park - 68 units

11. Balsam - 131 units

12. Springbank Hill Estates - 92 units

13. Wolfberry - 540 units

14. TBD - TBD units

15. Aurora - 77 units

16. Arcola - 87 units

17. The Willows - 389 units

18/19. Summit 77 Townhouse and Apartments - 418 units

20. 7755 17 Avenue SW - ~600 units

21. The Grand - 735 units

There are **~4,500 RESIDENTIAL UNITS** in a 700 meter radius of Aspen Village.

CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
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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.

