UNITY
DEVELOPMENT
GROUP

Belvedere

CALGARY, ALBERTA

Belvedere

**17 AVE SE
CALGARY, AB**

UNITY DEVELOPMENT GROUP

ChoiceProperties

ENRIGHT

Located in southeast Calgary, just south of 17th Avenue and west of 92nd Street, the Belvedere Lands span 16.74 acres, with 13.42 acres dedicated to retail development. Offering a total of 163,965 sq. ft. of leasable space and prominent frontage along 17th Avenue, the site delivers outstanding visibility and convenient access to Stoney Trail SE — a major arterial route in the region and to the community of Chestermere to the east.

This strategic location is ideally positioned to serve Calgary's rapidly expanding southeast communities, making it a prime destination for new retail growth.

Phase 1 will deliver 130,965 sq. ft. of retail space anchored by Real Canadian Superstore and Dollarama, and a variety of commercial retail units (CRUs). These essential tenants are expected to draw substantial daily traffic and support long-term commercial activity.

Phase 2 will add 33,000 sq. ft. and introduce a Pharmacy and additional CRUs to complete the centre's diverse retail offering.

Size

Total Retail .... 163,965 sq. ft.
       Phase 1 .... 130,965 sq. ft.
       Phase 2 .... 33,000 sq. ft.

Opening

Phase 1 2028
Phase 2 2029

Trade Area

	2025 ESTIMATE	2030 PROJECTION	2035 PROJECTION
Within 3 km	15,581	17,407	20,133
Within 5 km	66,855	69,758	75,333
Within 10 km	261,494	271,923	292,086

Tenants

Real Canadian Superstore
Real Canadian Liquorstore
Dollarama
Pharmacy

Belvedere

17 AVE SE
CALGARY, AB

UNITY
DEVELOPMENT
GROUP

ChoiceProperties

ENRIGHT

201

17 Ave SE

84 St SE

N

Belvedere

17 AVE SE
CALGARY, AB

UNITY DEVELOPMENT GROUP

ChoiceProperties

ENRIGHT

1	Real Canadian Superstore
2	Dollarama
3	Available (7,023 sq. ft.)
4-5	Available (3,000 sq. ft.)
6-9	Available (6,000 sq. ft.)
10-17	Available (10,600 sq. ft.)
18-19	Available (5,400 sq. ft.)
20-23	Available (8,400 sq. ft.)
24	Pharmacy
25	Available (2,200 sq. ft.)

- Anchor
- Leased
- Available
- Residential

17 AVE SE

BELLSTONE CROSSING

N

24

23 22 21 20   19 18

25

BELVEDERE BLVD

1

REAL CANADIAN SUPERSTORE

2

DOLLARAMA

3 4 5

17
16
15
14
13
12
11
10

9 8 7 6

FUTURE RES.
179 SUITES

FUTURE RES.
179 SUITES

BELLSTONE CROSSING

Leasing Contacts

STEFAN SAVELLI Principal
Unity Development Group
Phone: 416.816.1519
Email: ssavelli@unitydevgrp.com

ROBERT MULVALE Principal
Unity Development Group
Phone: 416.949.9112
Email: rmulvale@unitydevgrp.com

UNITY DEVELOPMENT GROUP

ChoiceProperties

ENRIGHT