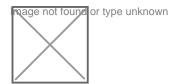


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 55 BELVEDERE BOULEVARD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

27552

\$624,805



△ REZ JIWA

**2** (403) 228-5557

☑ RE/MAX IREALTY INNOVATIONS

**403-228-5557** 

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MLS ID:

A2022644

55 Belvedere Boulevard SE, Calgary , Alberta T2A 8A5

**Transaction Type** 

For Sale

Title

**Days On Market** 

1050

Zoning

C-C2

Subdivision Belvedere

Fee Simple

**Building Type** 

Retail

Year Built

2023

Retail

83.52

Structure Type

Property Type Commercial

23

**Property Sub Type** 

Legal Plan

Retail

Building Area (Sq. Ft.)

899.00

Building Area (Sq. M.)

**Construction Type** 

See Remarks

**Commercial Amenities** 

Daycare, Storefront

**Access to Property** 

Direct Access, Major Shopping Center, Major Shopping Nearby, On

Major Traffic Route, Public, Public Transportation Nearby, Strip Shopping

Mall

Inclusions

none

Restrictions

Phone Listing Broker

Reports

Call Lister

Belvedere Market, Calgary's newest retail condo development—an exceptional opportunity for businesses seeking a prime, highvisibility location. Offering units from 899 to 15,455 sq ft, this C-C2-zoned project sits on 17 Avenue SE, just steps from Stoney Trail and adjacent to East Hills Shopping Centre. Permitted uses include dental and medical services, food services, grocery, general retail, professional services, and more. Six modern buildings feature large windows, abundant natural light, and contemporary design. West-facing restaurant units offer patios, overhead doors, and mountain views, ideal for pubs, food halls, and larger dining concepts. Investors may also purchase entire buildings. The site benefits from strong traffic, excellent access, and major shadow anchors including Walmart, Costco, Staples, SportChek, Marshalls, Bed Bath & Beyond, Cineplex, and more. Over 2,000+ homes are being built in Belvedere and the surrounding area by Minto, Crystal Creek Homes, Alliston at Home, DS Homes, and Belvedere Rise and the new Huxley Development by Genesis Development. Ample customer parking is provided throughout the development. Belvedere Market offers the rare option to purchase retail condominium units in a thriving growth corridor, ownership provides longterm cost control and equity building. Construction is underway with occupancy scheduled for Q1-Q2 2026. \*\*\* Exclusivity of uses is outlined in the condo documents. \*\*\*Available Units: Only Units 12, 14 (3,920 sq ft each), 16 (2,560 sq ft), 20 (3,073 sq ft), 22 (1,818 sq ft), and 26 (2,112 sq ft) remain—all other units are sold. | Units 12 & 14: Ideal for Medical & Pharmacy | Unit 16: Great for Hair Salon, Nail Salon, or Chiropractic | Units 20, 22 & 26: Designed for restaurants with west-facing patios. Starting Price is \$695.00 PSF | Property Taxes: Estimated \$8.50 PSF | Condo Fee (CAM): Estimated \$5.93 PSF \*\*\* Don't miss your opportunity to establish your business in this high-growth, amenity-rich community

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