



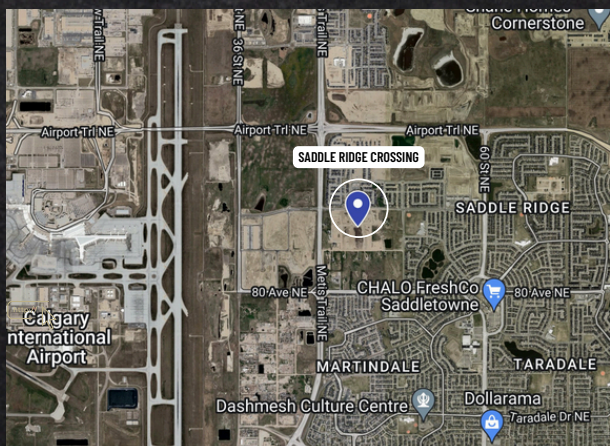
RESIDENTIAL
PRE-SELLING
NOW

- Located in the NE community of Saddle Ridge.
- Close proximity to Transit, Schools and other amenities.
- The perfect mix of residential office and retail, with the addition of a senior's facility.
- Ample surface and underground parking.
- Heated underground parking stall included
- Abundant number of amenities within a short distance.(Safeway, Shoppers Drug Mart, Calgary Police Service/Fire Station, Clinics, The Genesis Centre)

SR

SADDLE RIDGE CROSSING

8825 52 Street NE, Calgary, AB



Phase 1

120 Residential Units Retail Units

Starting from 700 sq.ft.

Units starting at the
low 300's - Mid 400's

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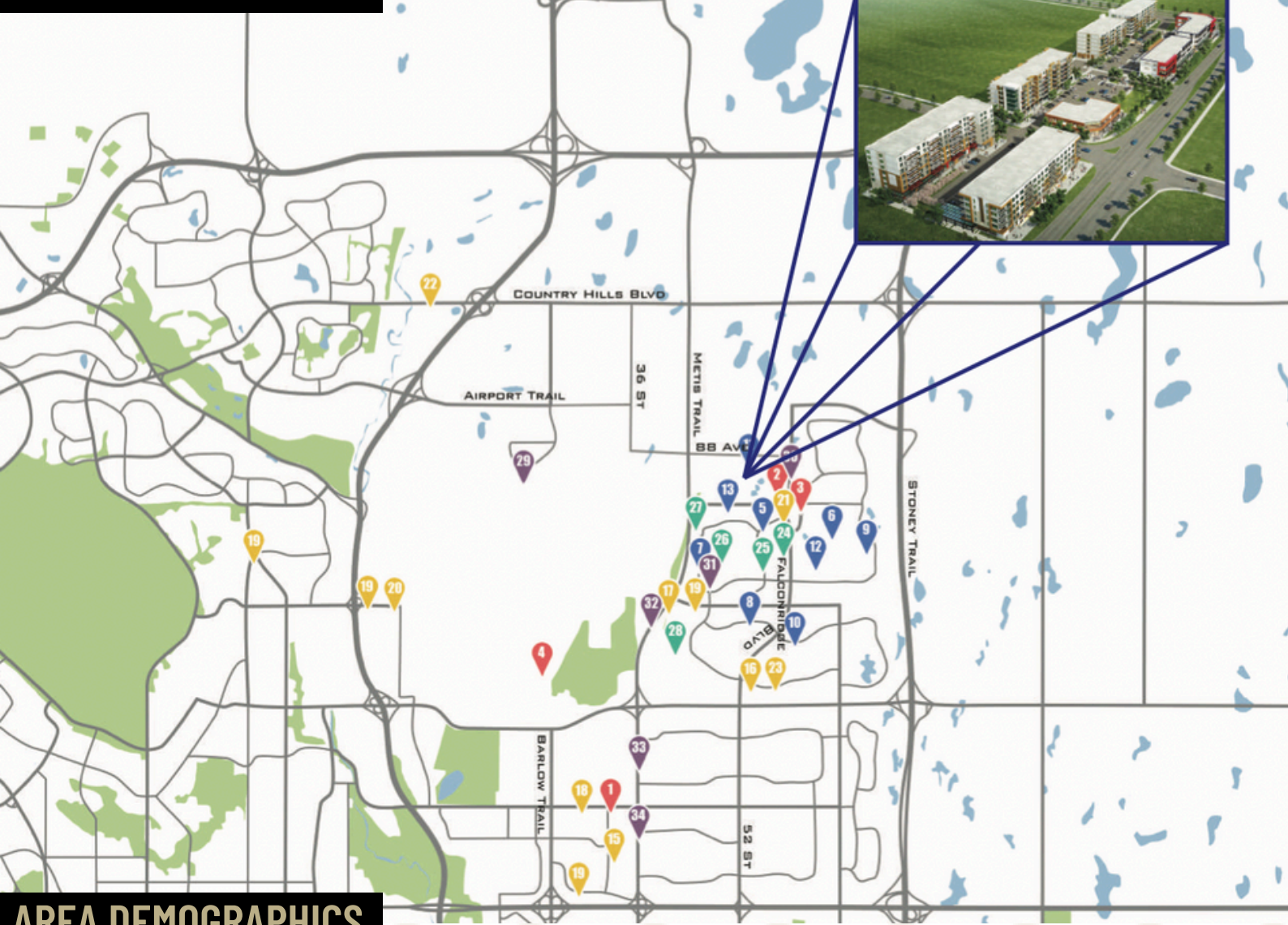
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CREATION
COMMUNITIES

CENTURY 21
Bravo Realty

AREA MAP



AREA DEMOGRAPHICS

POPULATION

	2 km	5 km	10 km
2021 Population	32,993	118,981	323,726
2026 Population Projection	37,252	134,048	360,129
2031 Population Projection	41,952	150,591	400,540
Annual Growth 2021-2026	2.6%	2.5%	2.3%
Annual Growth 2021-2031	2.7%	2.7%	2.4%
Daytime Population	18,803	96,761	283,264
Median Age	33.3	34.1	36.5

Population By Occupation

	2 km	5 km	10 km
Art, Culture, Recreation, Sport	173	556	2,380
Business, Finance, Administrative	2,229	9,135	28,050
Health	1,127	4,029	10,066
Natural & Applied Sciences	1,095	4,279	13,064
Primary Industry	150	554	2,159
Processing, Manufacturing, Utilities	916	3,119	7,551
Sales & Service	5,607	20,396	52,111
Social Science, Education, Government, R...	1,041	3,762	12,281
Trades, Transportation, Equipment Operati...	4,315	14,890	38,204

HOUSEHOLD

	2 km	5 km	10 km
2021 Households	8,175	32,759	105,846
2024 Household Projection	8,913	35,639	114,155
2031 Household Projection	10,697	42,615	134,356
Annual Growth 2021-2026	3.0%	2.9%	2.6%
Annual Growth 2021-2031	3.1%	3.0%	2.7%
Avg Household Size	4.1	3.7	3.1
Private Households	32,993	118,700	321,986

INCOME

	2 km	5 km	10 km
Avg Household Income	\$104,714	\$101,997	\$101,954
Median Household Income	\$89,956	\$85,792	\$82,023
Per Capita Income	\$25,946	\$28,083	\$33,335
Aggregate Household Expenditure	\$790.1M	\$3.1B	\$10B
Average Household Expenditure	\$96,649	\$94,880	\$94,730
< \$40,000	917	4,623	19,505
\$40,000 - 60,000	1,140	4,921	16,430
\$60,000 - 80,000	1,342	5,316	15,488
\$80,000 - 100,000	1,488	5,570	15,686
\$100,000 - 150,000	2,138	7,855	23,216
\$150,000 - 200,000	854	3,268	10,779
\$200,000+	297	1,207	4,743



PROPERTY INFORMATION

ADDRESS: 8825 52 Street NE, Calgary, AB

LAND USE: C-COR1- Commercial – Corridor 1

SITE AREA: 8.75 Acres

TOTAL BUILDINGS AREA: 150,000 + square feet

PARKING: 118 Stalls Heated Underground / 185

Surface Level Stalls

AVAILABILITY: Proposed Q4 2024 (Estimate)

PRICE: Please contact brokers

PERMITTED USES

The following uses are permitted uses in the Commercial – Corridor 1 District if they are located within existing approved buildings:

- Accessory Food Service
- Catering Service – Minor
- Convenience Food Store
- Financial Institution
- Fitness Centre
- Health Care Service
- Home Based Child Care – Class 1
- Home Occupation – Class 1
- Information and Service Provider;
- Library
- Office
- Pet Care Service
- Power Generation Facility – Small
- Print Centre
- Protective and Emergency Service
- Radio and Television Studio
- Retail and Consumer Service
- Service Organization
- Specialty Food Store
- Take Out Food Service; and
- Veterinary Clinic

Unless otherwise stated in subsection 778(2.1), the following uses are permitted uses in the Commercial – Corridor 1 District if they are located within existing approved buildings and if the public area is 150.0 square metres or less:

- Restaurant: Food Service Only; and Restaurant: Licensed.

DISCRETIONARY USES

(1) Uses listed in subsection 777(3) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the Commercial – Corridor 1 District.

(1.1) Uses listed in subsections 777(3) are discretionary uses in the Commercial – Corridor 1 District if they are located within existing approved buildings and if the public area is greater than 150.0 square metres.

(1.2) The following uses are discretionary uses in the Commercial – Corridor 1 District if they are located in proposed buildings or proposed additions to existing buildings:

- (a) Restaurant: Food Service Only; and
- (b) Restaurant: Licensed.

(2)

(2.1) The following uses are discretionary uses if they are proposed in an existing building that does not have at least one commercial use that has been approved after the parcel was designated as a commercial land use district.

- (a) Restaurant: Food Service Only; and
- (b) Restaurant: Licensed.

The following uses are discretionary uses in the Commercial – Corridor 1 District:

- Accessory Liquor Service
- Addiction Treatment
- Artist's Studio
- Assisted Living
- Billiard Parlor
- Brewery, Winery and Distillery
- Cannabis Store
- Child Care Service
- Computer Games Facility
- Conference and Event Facility
- Custodial Care
- Drinking Establishment – Medium
- Drinking Establishment – Small
- Dwelling Unit
- Food Production
- Indoor Recreation Facility
- Instructional Facility
- Kennel
- Liquor Store
- Live Work Unit
- Outdoor Café
- Pawn Shop
- Payday Loan
- Place of Worship – Small
- Post-secondary Learning Institution
- Seasonal Sales Area
- Social Organization
- Supermarket



PHASE 1

BUILDINGS

A1 & A2 | B | C

Floor Count: 6|6|6
Main Floor: Commercial
2nd to 6th Floor: Residential
Underground Parking: Yes

PHASE 2

BUILDINGS

D | E | F

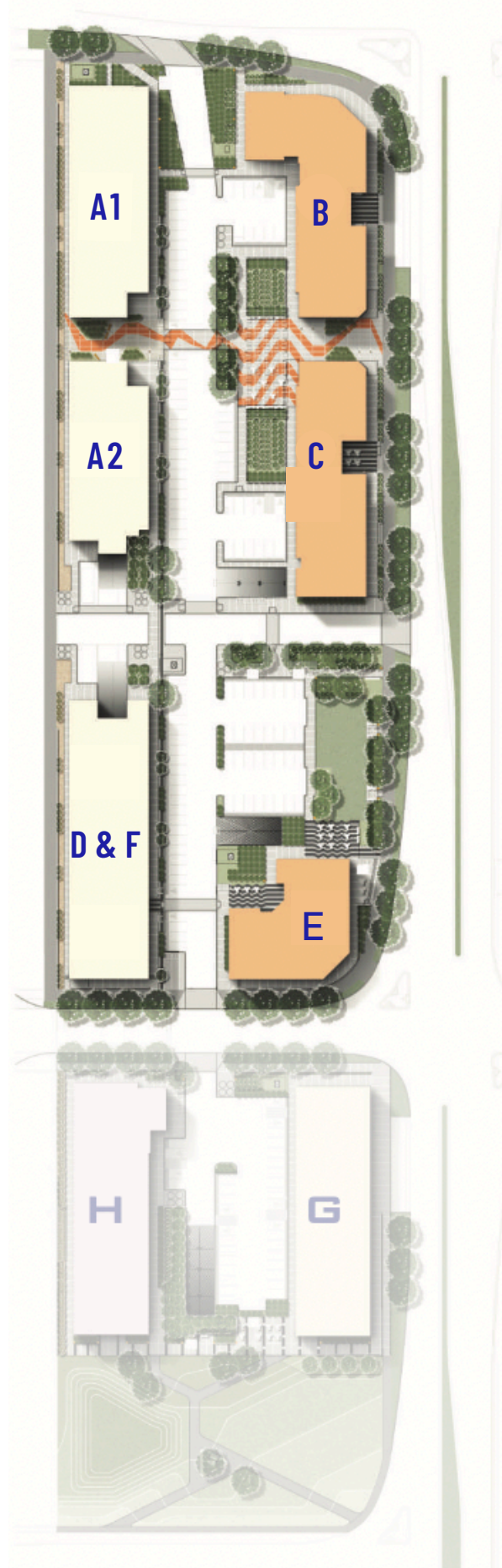
Floor Count: 3|3|2
Main Floor for B, D & F: Commercial
2nd & 3rd Floor for B & D: Office
2nd Floor for F: Commercial
Underground Parking: Yes

PHASE 3

BUILDINGS

G | H

(Phase 2) - Future Development
Floor Count: 7|5
Main Floor: Commercial
Other Floors: Residential
Underground Parking: Yes



SADDLE RIDGE CROSSING

HARMONY



1 BED + FLEX



1 BATHROOM



645 SQ. FT

ARIA



1 BED + FLEX



1 BATHROOM



715 SQ. FT

MELODY



2 BEDROOMS



1 BATHROOM



861 SQ. FT

ENCORE



2 BEDROOMS



2 BATHROOMS



825 SQ. FT

NOTE



2 BEDROOMS



2 BATHROOMS



860 SQ. FT

DUET



2 BEDROOMS
+ FLEX



2 BATHROOMS



920 SQ. FT

SYMPHONY



2 BEDROOMS
+ FLEX



2 BATHROOMS



950 SQ. FT

ANTHEM



2 BEDROOMS



2 BATHROOMS



1045 SQ. FT

ACG | Alberta



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CENTURY 21.

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