



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**105 Belvedere Common SE**  
**Calgary, Alberta**

**MLS # A2022644**



**\$561,875**

**Division:** Belvedere

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Belvedere Market

**Bus. Name:** -

**Size:** 899 sq.ft.

**Zoning:** C-C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** See Remarks

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Introducing Belvedere Market, the newest retail condo development in the City of Calgary – the perfect opportunity for businesses looking to establish a prime location. Units from 899 to 15,455 sq ft.. Zoned C-C2 located on 17th Avenue SE just a stone's throw from Stoney Trail ring road and neighbouring East Hills Shopping Centre. Uses include Dental, Medical uses, food services & grocery, assortment of retail, Professional Services, and much more! This development features modern, state-of-the-art units, each with large windows and glazing that provide ample natural light and stunning views of the city. Restaurant units facing west with overhead doors to patios and mountain views. Ideal for larger pubs that want a rooftop patio or food hall concepts. Six buildings with units ranging in size from 899 to 15,455 sq ft. Some astute investors will want to purchase entire buildings. The development is conveniently located in a bustling commercial area, with easy access to major transportation routes and a plethora of nearby amenities. Shadow anchored by RioCan's East Hills Shopping Centre including Walmart, Staples, SportChek, Marshalls, Bed Bath & Beyond, Cineplex Movie Theatres and Costco. With 2,000+ homes in newly developed Belvedere and immediate areas, residential builders include Minto, Crystal Creek Homes, Alliston at Home, DS Homes and Belvedere Rise. The development offers ample parking for all your customers. This is a unique opportunity to own a piece of a prime commercial strip mall in one of the city's most sought-after locations. Don't miss out on the chance to establish your business in this thriving community. Download a brochure and contact your agent today to schedule a tour and learn more about how you can be a part of Belvedere Market.

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