



**55 Belvedere Boulevard SE
Calgary, Alberta**

MLS # A2022644



\$624,805

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

Belvedere Market, Calgary's newest retail condo development—an exceptional opportunity for businesses seeking a prime, high-visibility 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 long-term 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