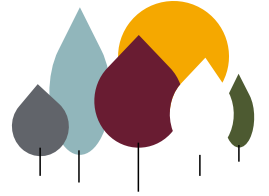
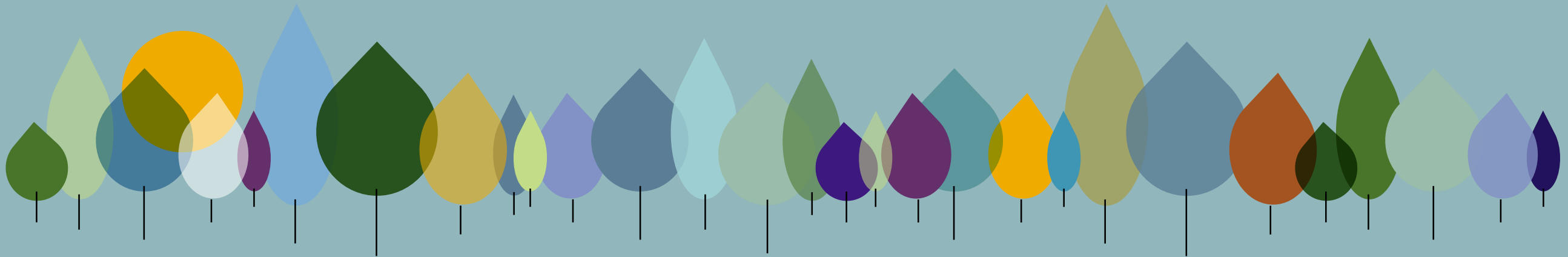


welcome



**MIDFIELD
HEIGHTS**



purchase opportunity

For sale: Midfield Heights redevelopment

A compelling re-imagining of an inner city site featuring a variety of development opportunities in an unbeatable location.

Development site sales open June 4, 2024, to July 9, 2024.

Land type: Mixed-use transit adjacent

Community: Winston Heights Mountview

Lot sizes: Seven lots ranging in size from 0.78 - 4.28 acres

Land use: MU-1 (Mixed Use - General) and M-C1 (Multi-Residential Contextual Low Profile)



the details



Area, units, open space

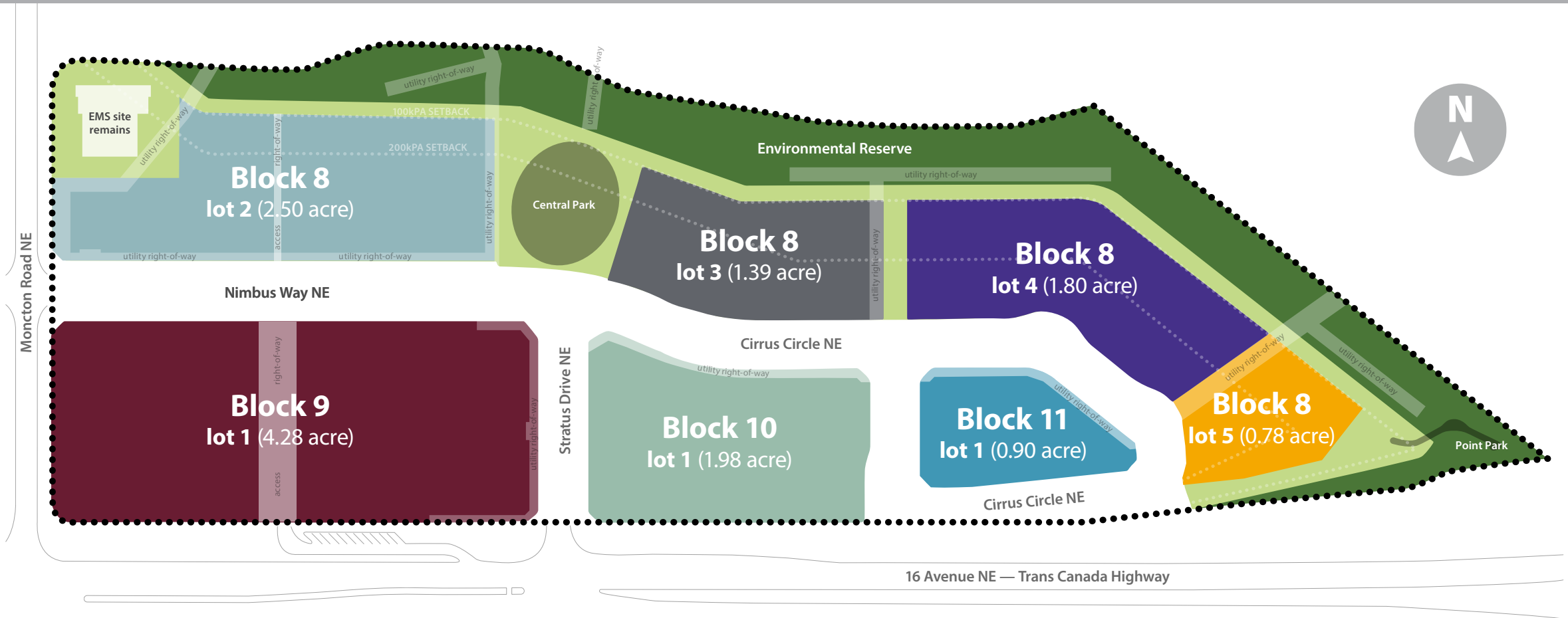
Total area	9.8 ha (24.3 ac)
Mixed-use development	5.76 ha (14.23 ac)
Projected # of units	1063-1552 units
Projected density	128-188 upha (52-76 upa)
Open space dedication (ER and MR)	2.4 ha (5.85 ac)

Download our most requested documents at calgary.ca/midfieldheights

Lot availability

Block 8	lot 2 (2.50 acre)	88 Nimbus Way N.E.	MU-1 f2.5 h22	
Block 8	lot 3 (1.39 acre)	60 Cirrus Circle N.E.	M-C1 d75	
Block 8	lot 4 (1.80 acre)	156 Cirrus Circle N.E.	M-C1 d75	
Block 8	lot 5 (0.78 acre)	216 Cirrus Circle N.E.	MU-1 f2.5 h22	
Block 9	lot 1 (4.28 acre)	87 Nimbus Way N.E.	MU-1 f4.0 h40	future opportunity
Block 10	lot 1 (1.98 acre)	59 Cirrus Circle N.E.	MU-1 f4.0 h40	
Block 11	lot 1 (0.90acre)	155 Cirrus Circle N.E.	MU-1 f2.5 h22	not available


site plan




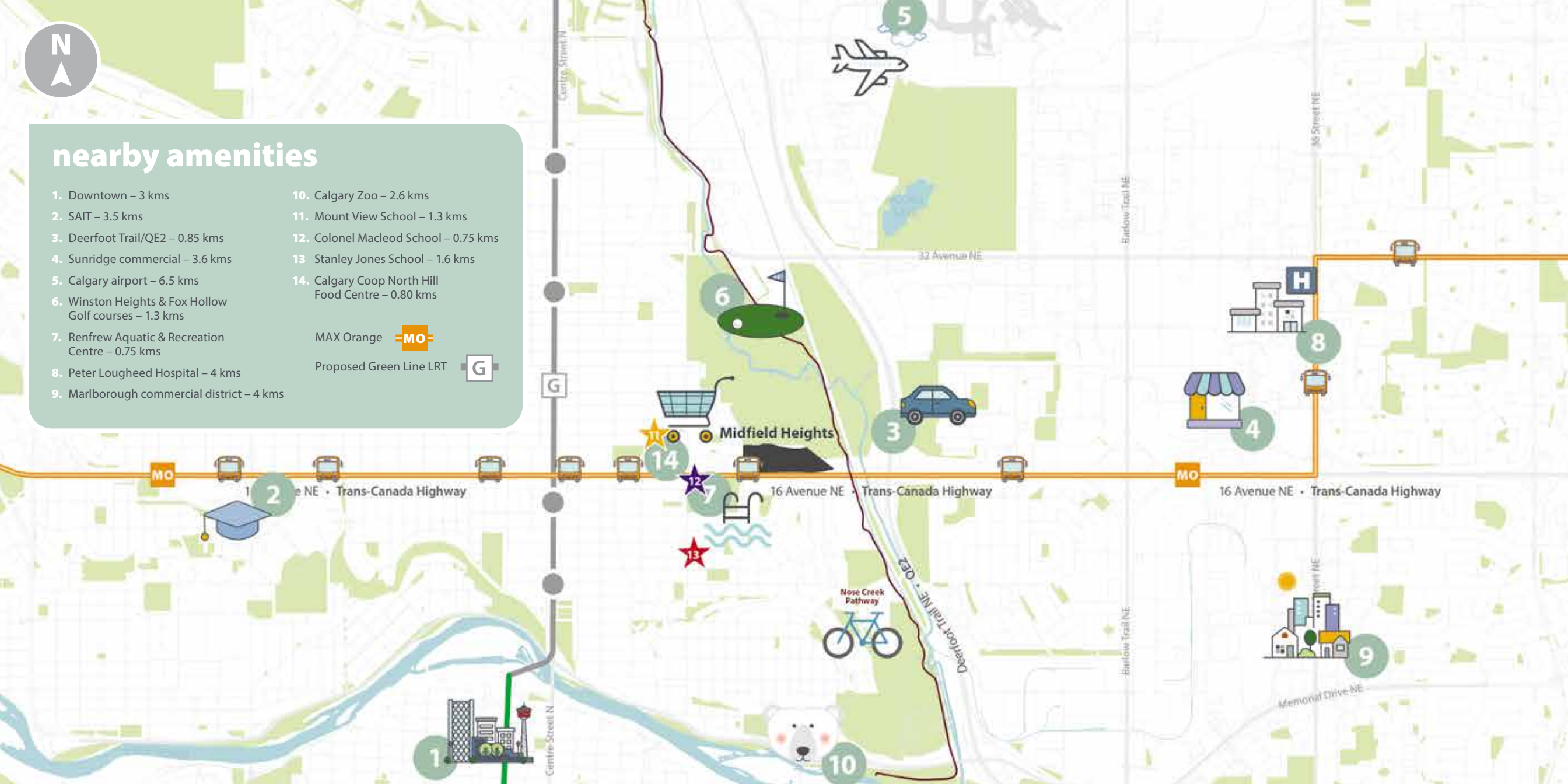


nearby amenities

- 1. Downtown – 3 kms
- 2. SAIT – 3.5 kms
- 3. Deerfoot Trail/QE2 – 0.85 kms
- 4. Sunridge commercial – 3.6 kms
- 5. Calgary airport – 6.5 kms
- 6. Winston Heights & Fox Hollow Golf courses – 1.3 kms
- 7. Renfrew Aquatic & Recreation Centre – 0.75 kms
- 8. Peter Lougheed Hospital – 4 kms
- 9. Marlborough commercial district – 4 kms
- 10. Calgary Zoo – 2.6 kms
- 11. Mount View School – 1.3 kms
- 12. Colonel Macleod School – 0.75 kms
- 13. Stanley Jones School – 1.6 kms
- 14. Calgary Coop North Hill Food Centre – 0.80 kms

MAX Orange 

Proposed Green Line LRT 



sky's the limit



A unique blend of residential and commercial frontage, Nimbus Way provides the opportunity for urban markets and pop up community events



A large central park that provides for a variety of active and passive activities adjacent to the escarpment



A pedestrian-priority environment featuring a comprehensive pathway and bike network that provides connectivity within Midfield Heights and to the existing Nose Creek regional network

community connections

Central park

Central amenity park and a comprehensive pathway network provide connections and benefits for the broader community.

Improved stormwater quality

An off-site storm pond captures and filters stormwater from the site and surrounding neighborhood before it enters Nose Creek, improving water quality.

Point park

A feature park perched on the southeast point of Midfield Heights along the iconic QE2/Transcanada gateway into Calgary.

Escarpment reclamation

Approximately 15 per cent of the development area is dedicated to escarpment reclamation, where landscapes are being restored to their pristine, natural state.

Sustainable landscaping

Active streets will include double and single rows of trees for a welcoming journey through this well-connected community — fostering a sense of vitality and greenery throughout the neighborhood.

contact us

calgary.ca/midfieldheights



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Senior Sales Agent

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Call 403-818-8459

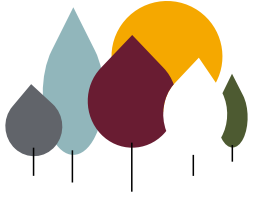


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