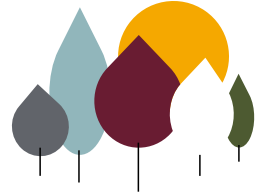
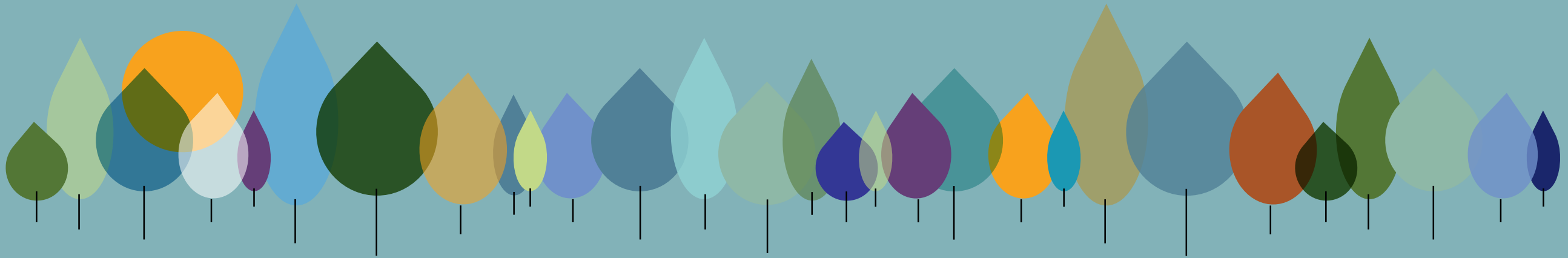


welcome



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

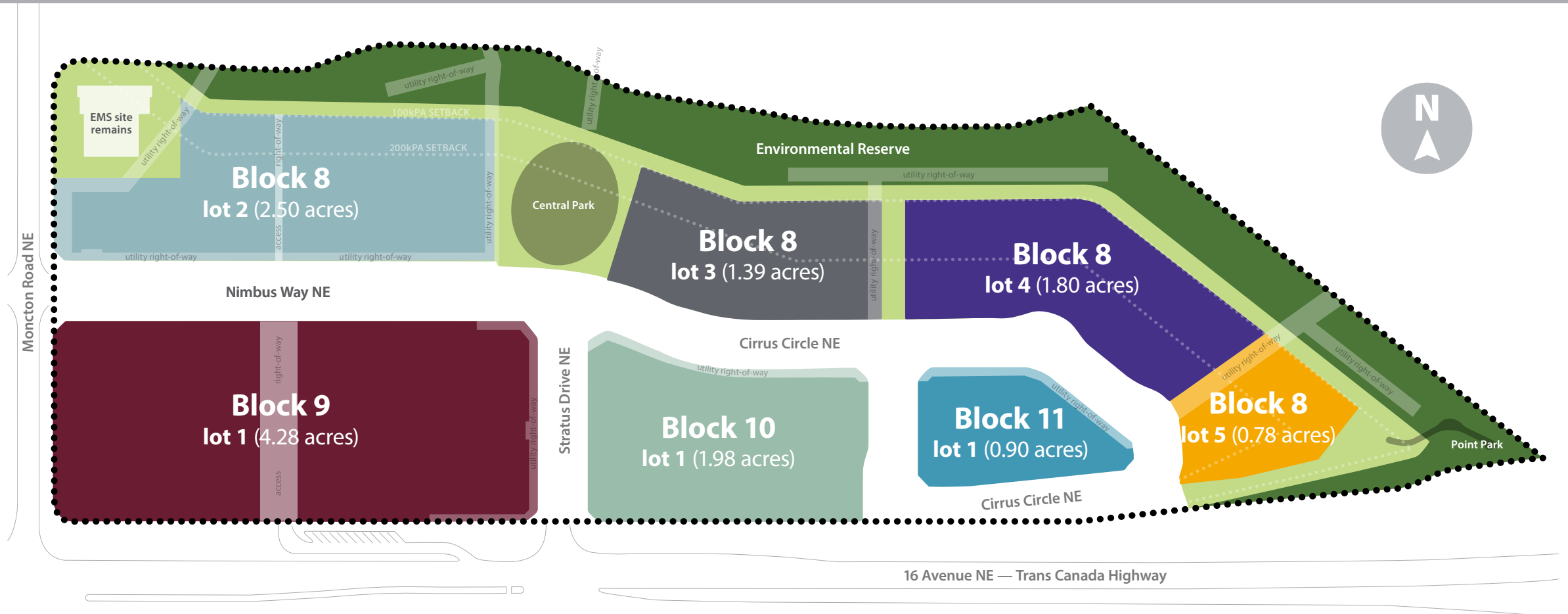
<b>Total area</b>	9.8 ha (24.3 ac)
<b>Mixed-use development</b>	5.76 ha (14.23 ac)
<b>Projected # of units</b>	1063-1552 units
<b>Projected density</b>	128-188 upha (52-76 upa)
<b>Open space dedication (ER and MR)</b>	2.4 ha (5.85 ac)

Download our most requested documents at [calgary.ca/midfieldheights](https://calgary.ca/midfieldheights)

## Lot availability

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

# site plan



# lot information

**Block 8 Lot 2**    **88 Nimbus Way N.E.**    **MU-1 f2.5 h22**    **2.5 acres**  
272,250 sq. ft. buildable  
Partial ravine fill remaining in N.W. corner  
100 kPA/200kPA setbacks

**Block 8 Lot 3**    **60 Cirrus Circle N.E.**    **M-C1 d75**    **1.39 acres**  
42 max units  
100 kPA/200kPA setbacks

**Block 8 Lot 4**    **156 Cirrus Circle N.E.**    **M-C1 d75**    **1.80 acres**  
54 max units  
100 kPA/200kPA setbacks

**Block 8 Lot 5**    **216 Cirrus Circle N.E.**    **MU-1 f2.5 h22**    **0.78 acres**  
84,942 sq. ft. buildable  
100 kPA/200kPA setbacks

**Block 10 Lot 1**    **59 Cirrus Circle N.E.**    **MU-1 f4.0 h40**    **1.98 acres**  
344,995 sq. ft. buildable  
200 kPA set back

Buildings contained within the 100 kPa setback line are expected to be 1 - 2 storey wood frame structures with up to one level below grade. Refer to instrument #241 068 997.

Buildings contained within the 200 kPa setback line are expected to be high-rise concrete structures with up to three levels below grade. Refer to instrument #241 068 997.


Established area development levies apply.

Purchasers to be responsible at their cost for service tie-ins from the road to their development.

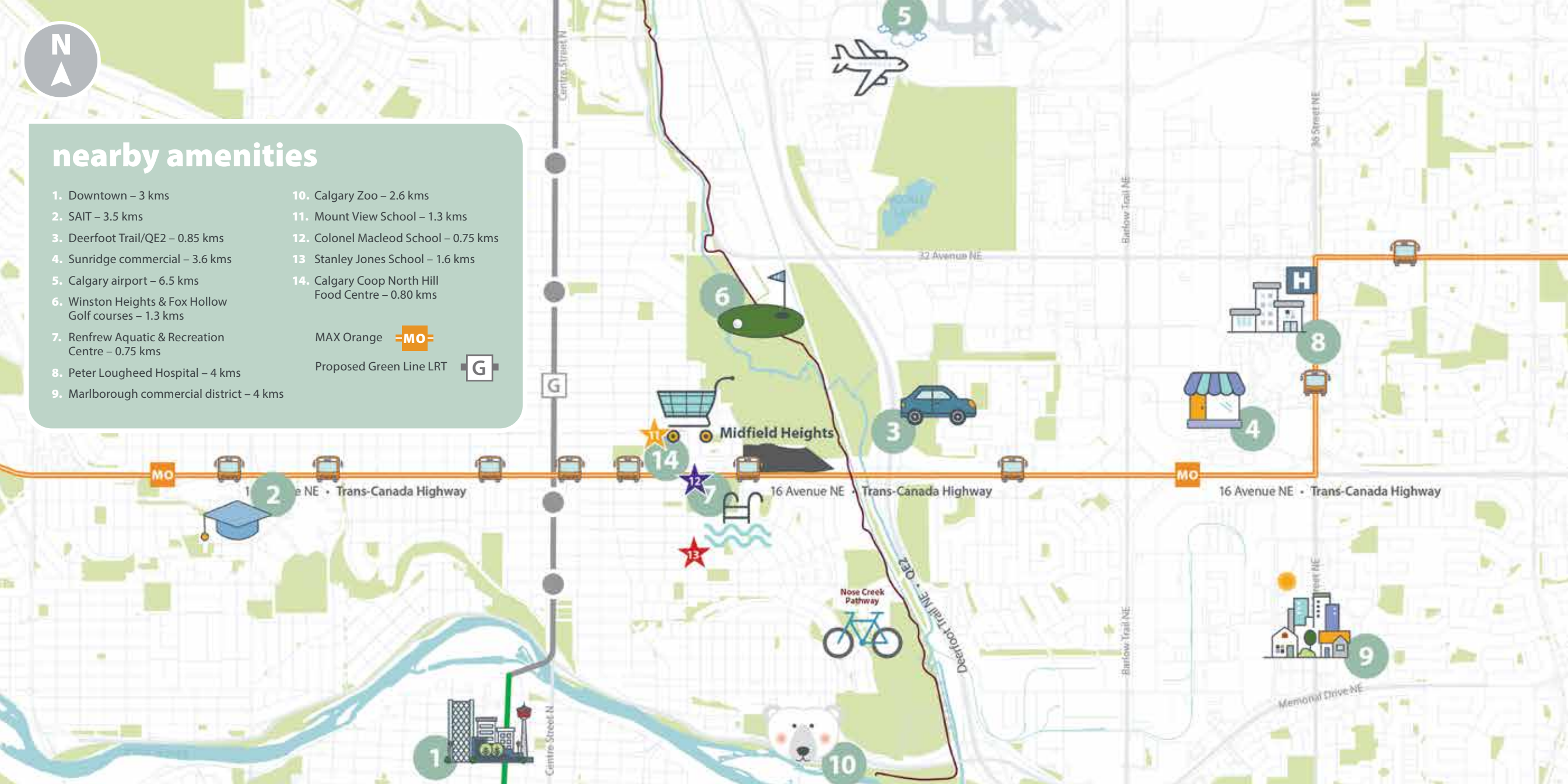


## nearby amenities

- 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/Trans-Canada 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](https://calgary.ca/midfieldheights)



## Angela DeCaria

Senior Sales Agent

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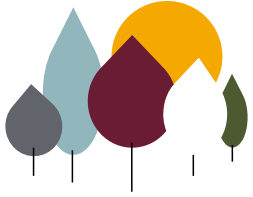


## Nagibali Mohamed

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