

BELGARD

BOLD & BEAUTIFUL, BELGARD TOWNHOMES

Live in elegance in North West Calgary at Belgard, comprised of 53 townhomes featuring 2 & 3 bedroom plans.

Belgard is constructed with some of the finest features available, unseen in the area, with optional elevators, exquisite rooftop patios and durable engineered hardwood flooring.

Located in Sage Hill, Belgard Townhomes offer premium access to multiple shopping areas such as Sage Hill Crossing, Creekside Shopping Centre, and will be located next to a brand new 80,000 square foot commercial retail centre providing unparalleled access to medical, retail, and professional services.





EXQUISITELY EQUIPPED

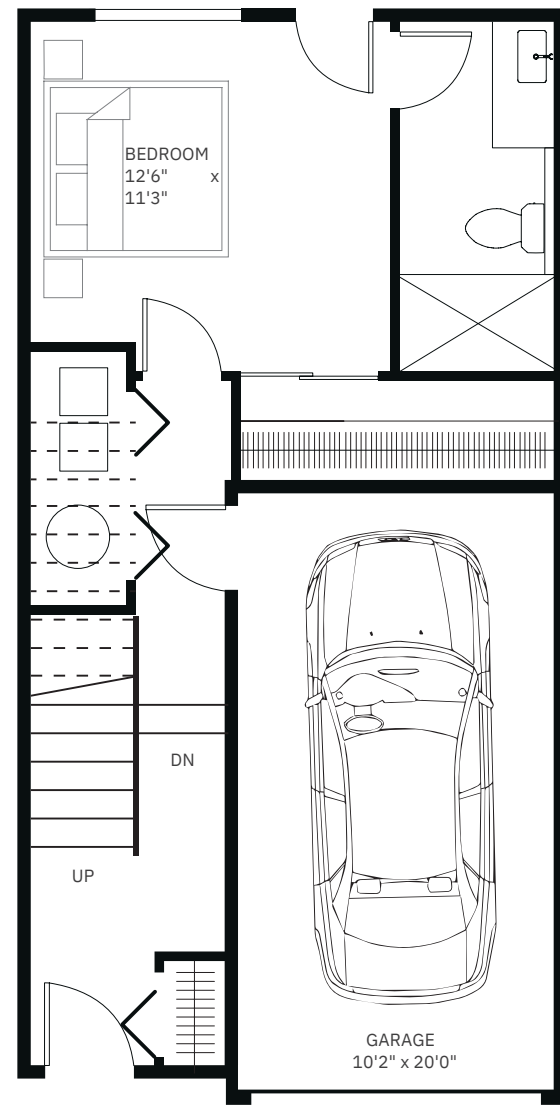
With a focus on style and elegance, Belgard Townhomes offers the highest level of features and designs to offer sophistication above all others.

Belgard Features Include:

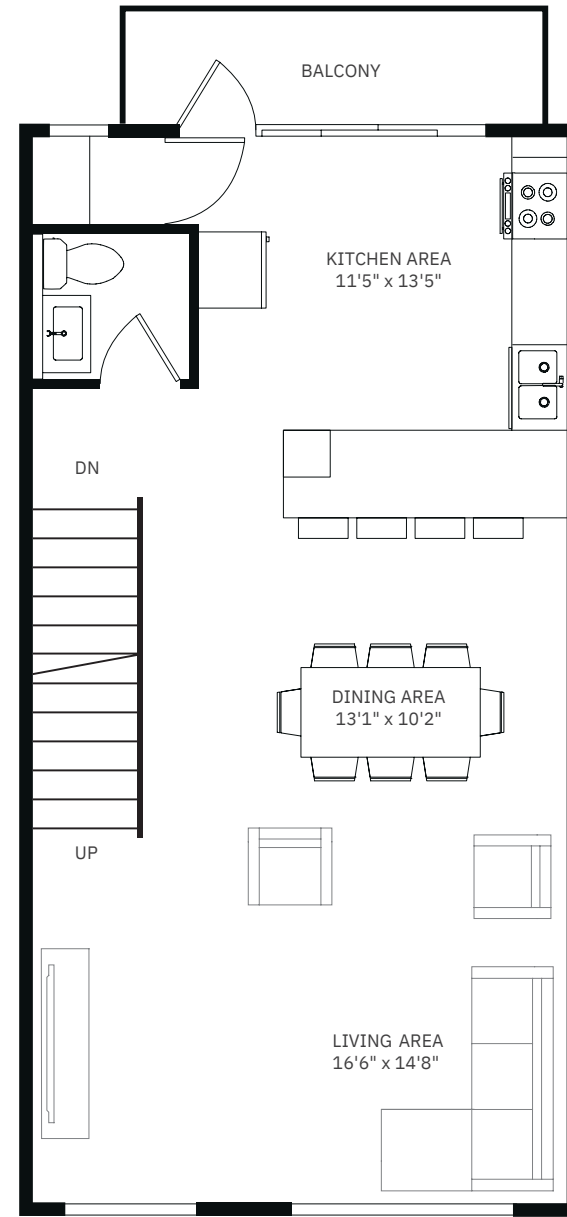
- **Elevator Available in Select Suites**
- **Roof Top Patios**
- 9-Foot Ceilings on Main Floor
- Engineered Hardwood Flooring
- Upgraded Stainless Steel Appliance Packages • Double Vanity in Master En-Suites
- Exquisite Stucco, Brick, and Stone Exteriors • Stylish Black Trim Windows
- Elegant Quartz Countertops
- Recessed Pot Lights
- Stunning Rooftop Patios, Unseen in the NW

BELGARD

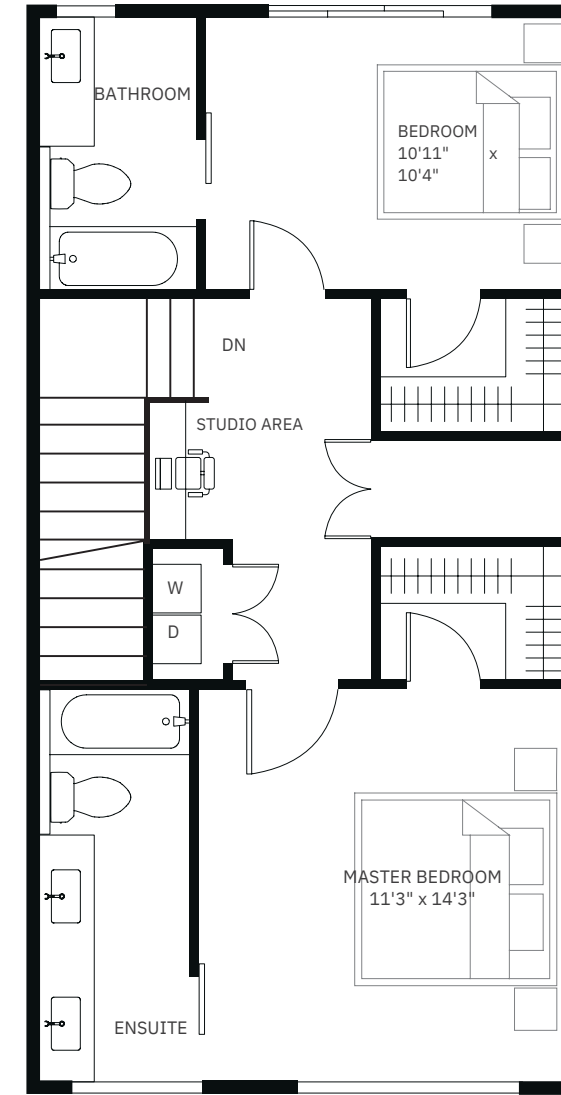
Bedrooms: 2 Bathrooms: 2.5 Total Sq.Ft.: 1,630



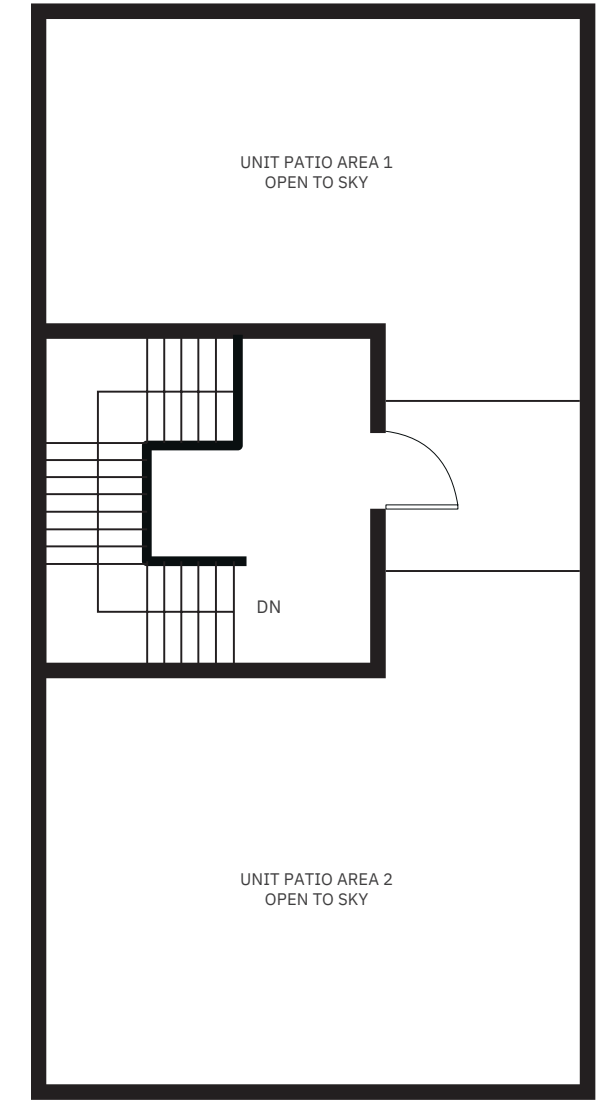
GARAGE LEVEL
322 Sq. Ft.



MAIL LEVEL
654 Sq. Ft.



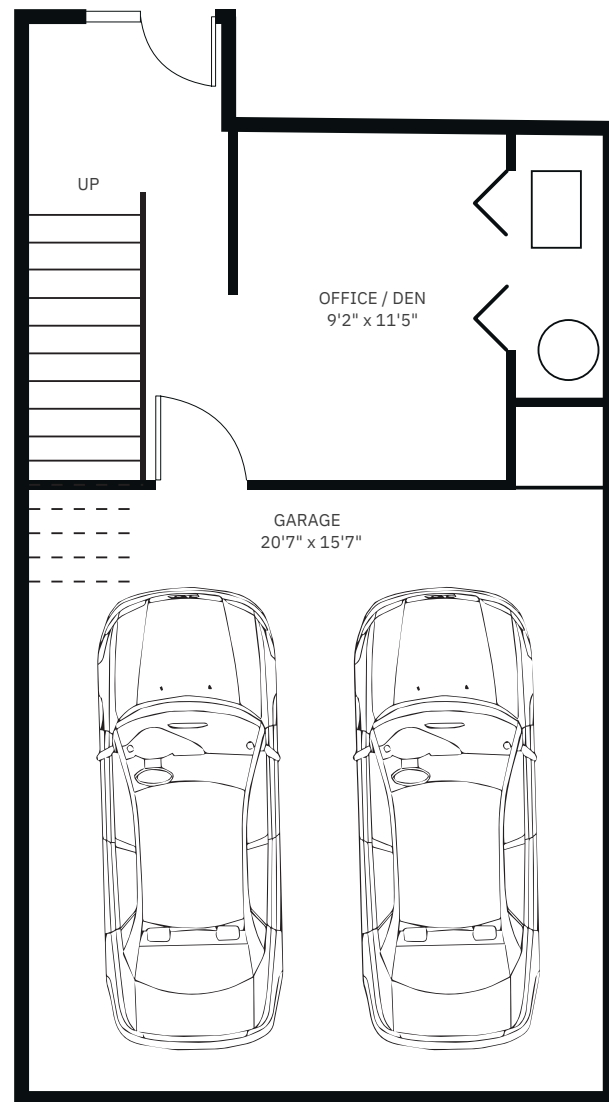
SECOND LEVEL
654 Sq. Ft.



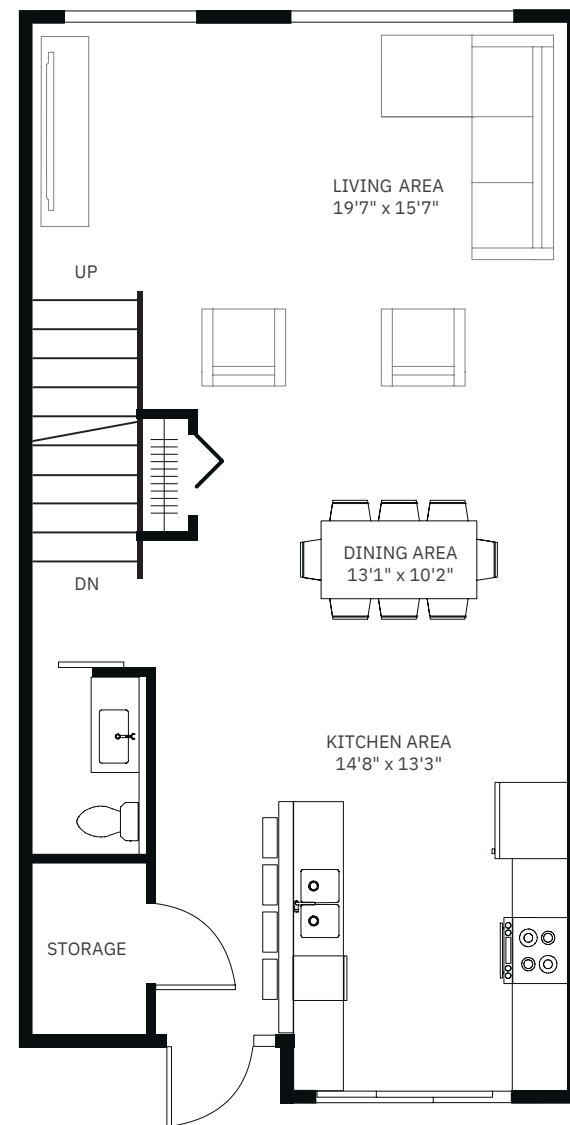
ROOF TOP

BELGARD

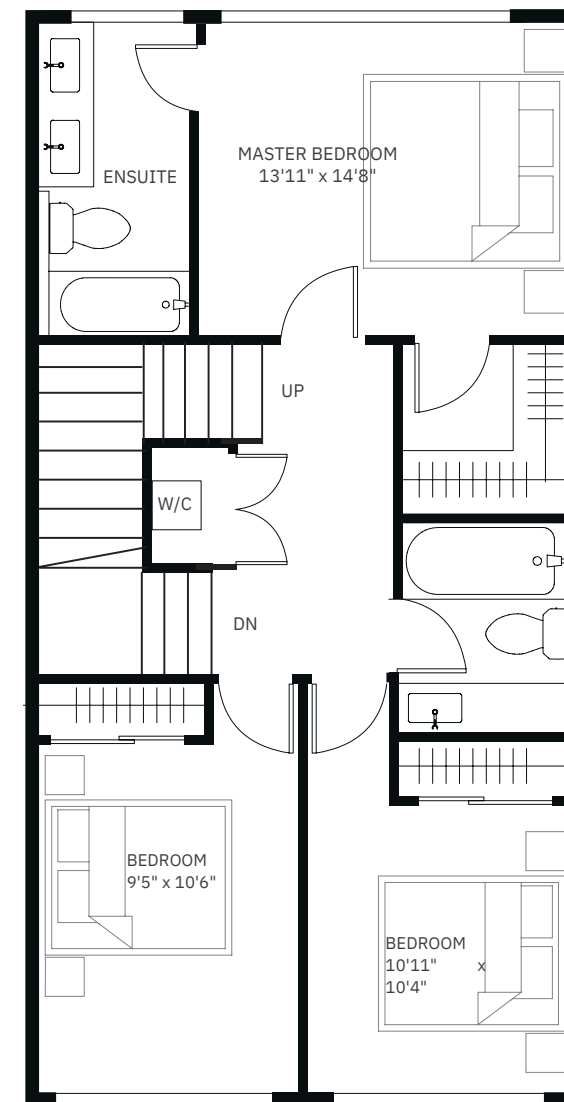
Bedrooms: 3 Bathrooms: 2.5 Total Sq.Ft.: 1,747



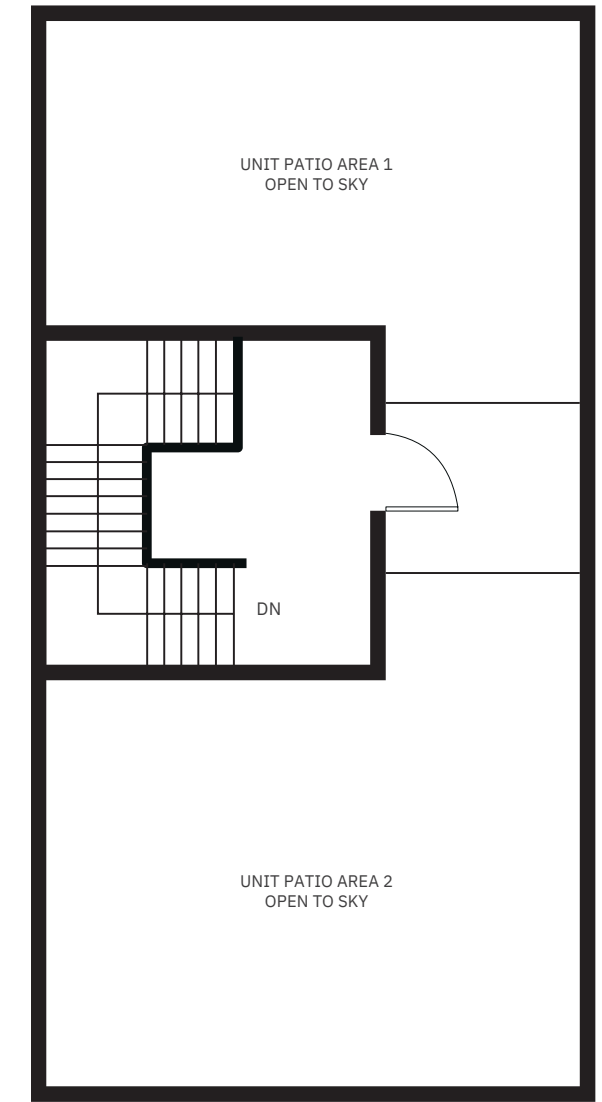
GARAGE LEVEL
215 Sq. Ft.



MAIL LEVEL
766 Sq. Ft.



SECOND LEVEL
766 Sq. Ft.



ROOF TOP

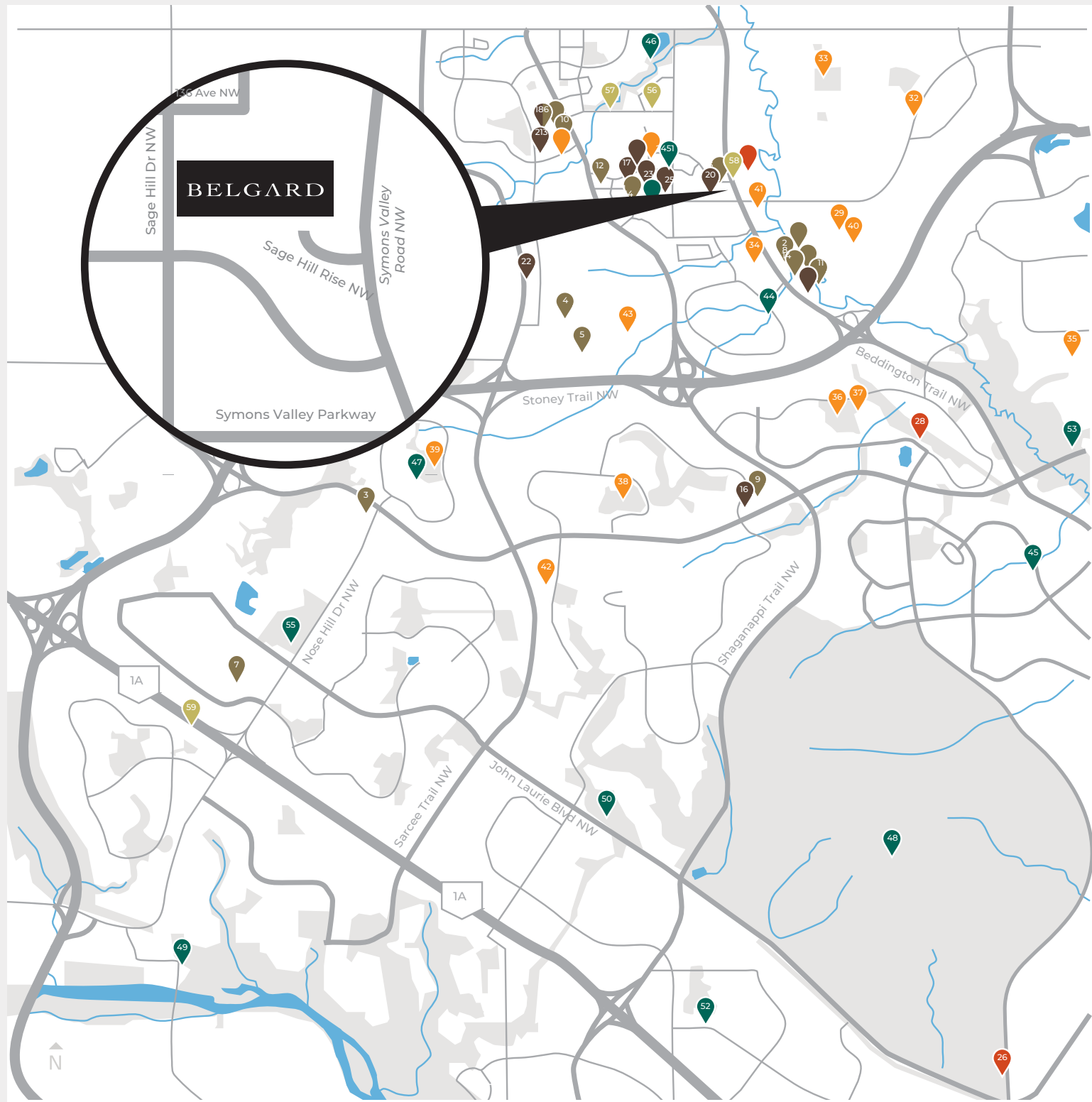


YOUR SANCTUARY IN SAGE HILL

Live connected to everything with surrounding natural greenspace, parks & pathways, easy access to public transportation and major roadways like Stoney Trail, and Shaganappi Trail. Whether you run to the local grocery store because you are out of milk, or walk to pick up the children from daycare, having access to retail nearby makes for a great sanctuary away from it all, but still near everything you need.

Area Highlights

- Beacon Hill
- Sage Hill Crossing
- Creekside Shopping Centre
- Royal Oak Centre
- Access to Stoney Trail, Beddington Trail, and Shaganappi Trail • NW Transit Hub
- Numerous medical, physio, and daycares



RETAIL

1. Sage Hill Plaza
2. Creekside Shopping Centre
3. Country Hills Village Shopping Centre
4. Best Buy
5. Costco Wholesale
6. Sobeys Supermarket Nolan Hill
7. Safeway Supermarket Crowfoot
8. Creekside Co-op
9. Hamptons Co-op
10. Petro Canada
11. Calgary Co-op Gas Station
12. Tim Hortons Sage Hill
13. Tim Hortons Walmart
14. Starbucks
15. Shoppers Drug Mart

MEDICAL

16. Hamptons Co-op Pharmacy
17. London Drugs
18. Sobeys Nolan Hill
19. Creekside Medical Centre
20. Walk-in Clinic Walmart
21. Nolan Hill Medical Clinic
22. Pinnacle Medical Centre
23. Oasis Medical Clinic
24. Aviation Dental
25. Sage Hill Animal Hospital

EMERGENCY

26. Calgary Police Service
27. Symons Valley Fire Station
28. Hidden Valley Fire Station

SCHOOLS

29. Kenneth D. Taylor School
30. Kaleidoscope Kids Preschool
31. BrightPath Daycare
32. Grey Matter Montessori
33. Our Lady of Grace School
34. Early Discoveries Nursery
35. Panorama Hills
36. Hidden Valley
37. Valley Creek
38. The Hamptons
39. Citadel Park School
40. Evanston School
41. Bright Path Creekside Daycare
42. Foothills Alliance School
43. CareBears Daycare

PARKS & RECREATION TRANSIT

44. Sallamie Park
45. Sandstone Park
46. Sage Valley Playground
47. Citadel Park
48. Nose Hill Park
49. Bowmont Park
50. Varsity Off-leash Park
51. 9Round Sage Hill Passage
52. Sir Winston Churchill Aquatic & Recreation Centre
53. Country Hills Golf Club
54. Sage Hill Library
55. Crowfoot Library
56. Sage Valley Bus Stop
57. Sage Hill Bus Stop
58. Sage Hill Blvd Bus Stop
59. Crowfoot C-Train



Townhomes at Belgard will be within walking distance or a short drive to an abundance of commercial amenities, including shopping centres, medical buildings, grocery stores, as well as numerous restaurants and entertainment venues.

Belgard is ideally located just 5 minutes of walk to the main Sage Hill transit hub, easily connecting the NW residents with the rest of Calgary.

The project is located in an area with predominantly young families with above average incomes making it an ideal place to establish a business. Enjoy working in a suburban community with an inner city feel.