



MARKET RENT REPORT BRIDGELAND



BRIDGELAND APARTMENT RENTAL STATS

OCTOBER 2021

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	39	\$900	\$2450	\$1514
Basements	5	\$750	\$1100	\$870
Condos	25	\$1200	\$2700	\$1713
Duplexes	2	\$1300	\$4000	\$2650
Houses	5	\$1500	\$3000	\$1880
Main Floors	3	\$1400	\$1975	\$1656
Office Spaces	1	\$3000	\$3000	\$3000
Shared	2	\$750	\$1500	\$1125
Townhouses	7	\$1850	\$3300	\$2291
Total Rentals	89	\$750	\$4000	\$1653

NEIGHBORING COMMUNITIES

[Beltline](#)

[East Village](#)

[Mountview Parc](#)

[Renfrew](#)

[Crescent Heights](#)

[Eau Claire](#)

[Ramsay](#)

[Sunnyside](#)

[Downtown](#)

[Inglewood](#)

[Regal Terrace](#)

[Victoria Park](#)

Bridgeland Rent Trends

Median rents as of Oct 16 2021.

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$975	\$1,300	\$1,800	\$2,650	—



— Bridgeland — Calgary



\$3300 utilities not included

609 3 Ave NE | Bridgeland, Calgary
Townhouse | 4 bd | 3 ba | 2206 ft²
Pets Ok | Availability: Immediate
Listing ID 446891



\$2500 utilities not included

1 Ave NE | Bridgeland, Calgary
Townhouse | 2 bd | 2 ba | 1,300 ft²
No pets
Listing ID 143045



\$2150 utilities not included

Bridgeland, Calgary
Townhouse | 3 bd | 2.5 ba | 1300 ft²
Pets Ok | Availability: Dec 15
Listing ID 122666



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MARKET RENT REPORT BRIDGELAND



LUXURY & INFILLS HOMES



\$4,000



422 7A Street Northeast

Bridgeland · 422 7A Street Northeast, Calgary, AB T2E 4G1, CA

1104 Colgrove Ave NE

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)



Private patio overlooking city



LISTING ID
429755

SMOKING
Non-smoking

TENANT PARKING
Single garage

PETS
Cats & dogs negotiable

YEAR BUILT
1986

LANDLORD ON RENTFASTER SINCE
2020



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$3000	\$3000	3 bd	2.5 ba	1950 ft ²	Negotiable	Negotiable	Immediate
<i>Utilities not included</i>								

BEST VIEWS IN CALGARY - INCREDIBLE HOUSE AND LOCATION

Imagine waking up to these city and mountain views every morning !

Located on the Bridgeland ridge on Colgrove Avenue, one of the nicest streets in the city and at the end of one of the only cul-du-sac's in the neighborhood. No through traffic, all green space in front. Very quiet and private. Friendly neighbors.



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MARKET RENT REPORT BRIDGELAND



sunny and bright the perfect family home

422 7A Street Northeast

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
452200
SMOKING
Non-smoking
TENANT PARKING
Double garage

PETS
No pets
YEAR BUILT
2018



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Duplex	\$4000	\$4000	5 bd	3.5 ba	1900 ft ²	Furnished	Negotiable	Immediate
<i>Utilities Included: Internet</i>								

5BD FURNISHED SHOW HOME - 3MINS TO DOWNTOWN

Want to live walking distance to downtown?

Welcome to the community of Bridgeland, voted "Top 10 Best Communities in Calgary". The **11 minute walk to downtown** (or 3 min drive) has changed our lifestyle from always on-the-go to enjoying charming neighbourhoods and friendly neighbours en route to the office

End your busy days on the shaded backyard patio surrounded by 50 yr old apple trees. Bonus points if you host dinner with **organic vegetables picked straight from the garden out front.**

****a virtual tour is available and can be visited at the 2nd last slide of our photos** -- please note: the colours do not reflect the true vibrance of the property. Please refer to pictures for the correct colour representation.**

Features:

- Professionally furnished + decorated
- Fully equipped kitchen: cookware, dishes + small appliances
- Bed sheets and towels included
- Brand new construction. Built in 2018
- Double garage with permit street parking also available
- Soundproof construction means minimal noise from neighbours
- Outdoor cameras accessed via smart phone
- Backyard deck with patio furniture included
- 50 Year old apple trees in backyard, yes pick as many as you'd like ;)
- Grow your own organic vegetables in the garden
- Master bedroom features walk in closet, king bed and master ensuite
- Black out shades in bedrooms
- 2 bedrooms plus kitchenette in the basement (also has private entrance)



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609 3 Ave NE

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID 446891	PETS Cats & dogs negotiable Fee: \$0
SMOKING Non-smoking	YEAR BUILT 2020
TENANT PARKING Underground Fee: \$0	LANDLORD ON RENTFASTER SINCE 2020



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$3300	\$3300	4 bd	3 ba	2206 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

NEW 4BR, 3BATH TOWNHOUSE IN BRIDGELAND

2020 Built — New 4br, 3bath townhome with a balcony.

WATCH VIDEO — <https://youtu.be/o8S0qou5zCA?t=55>

Schedule a viewing via this link <https://calendly.com/artemk/bridgeland-townhouse>

The application form is available via this link <https://drive.google.com/file/d/1dNS3GCFjbbtaUhg33YR2P7OKjk292imR/view?usp=sharing>

All information

Townhouse:

- New development
- Soaker tubs and double bathroom sinks available in various units
- Blind package
- Modern stainless-steel kitchen appliances (5) and full-size washer and dryer
- Kitchen with modern cabinetry and woodwork Quartz countertops, under-mount sinks, Luxury vinyl plank flooring

Parking:

- 1 parking spot per unit in the heated underground parking
- Free street parking

Community Features:

- The quiet neighbourhood of Bridgeland
- Close to shops, restaurants, parks, and other recreation
- 5 mins to downtown, Superstore, convenient access to public transit



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MARKET RENT REPORT BRIDGELAND



119 9A Street NE

Bridgeland | Calgary, AB
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LISTING ID: 85851
LANDLORD ON RENTFASTER SINCE: 2009
TENANT: Undergr



TYPE	RENT	DEPOSIT	LEASE TERM	AVAIL
Office Space	\$3000	\$3000	Long Term	Imm

MODERN LIVE/WORK SPACE IN BRIDGELAND

The Olive is a marquee property in Bridgeland featuring several options for efficient use of space. The large open space on the main level for pro
Ideal for service businesses, small size yoga, child care, office, retail and more.



1Ave NE

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 143045
SMOKING: Non-smoking
LANDLORD ON RENTFASTER SINCE: 2007
PETS: No pets
TENANT PARKING: Underground | Fee: 199



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$2500	\$2500	2 bd	2 ba	1,300	Unfurnished	Long Term	Call for Availability

Utilities not included

BEAUTIFUL LIVE & WORK TOWNHOME IN BRIDGELAND

Live & Work! Excellent exposure for your business!

Welcome to the stunning multi-level condo located in "The Olive" designed by award winning architect Jeremy Sturgess in the heart of trendy, sought after Bridgeland.

The 2nd floor comes complete with a gourmet kitchen (stainless steel appliances, gas range, and stone counter tops), an office/den, 2 piece bath, and a living space featuring Romeo and Juliet Balcony over the courtyard.

The 3rd floor offers 2 bedrooms/offices, an open work area & lavish 5 piece bathroom including a chic soaker tub, stand up shower, and double vanity sink. Also included are 3rd floor balcony, spacious ROOFTOP PATIO, an underground parking stall is negotiable. Steps away from shopping, bars, restaurants, coffee shops, river pathways,



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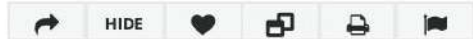
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Bridgeland

Bridgeland | Calgary, AB

LISTING ID 122666	PETS Cats & dogs negotiable Fee: 150
SMOKING Non-smoking	YEAR BUILT 2003
TENANT PARKING Underground	LANDLORD ON RENTFASTER SINCE 2015



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$2150	\$2150	3 bd	2.5 ba	1300 ft ²	Unfurnished	Long Term	Dec 15, 2021
<i>Utilities Included: Heat Water</i>								

SPACIOUS BRIDGELAND TOWNHOUSE

Fantastic 3-bedroom unit with extra den in historical Bridgeland. Main floor is open with a living, eating and kitchen area with stainless steel appliances. The living room has a gas fireplace - looks out onto a park and beautiful downtown views from both levels. There is a patio to enjoy the scenery and relax. Lots of cupboards and granite countertops in the well planned kitchen with a patio and barbecue area.



Front entrance from courtyard

#201 116 7A Street N.E.

Bridgeland | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID 104633	PETS No cats Dogs negotiable
SMOKING Non-smoking	YEAR BUILT 2008
TENANT PARKING Underground	LANDLORD ON RENTFASTER SINCE 2009



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$1850	\$1850	2 bd	2.5 ba	1350 ft ²	Unfurnished	Negotiable	Immediate
<i>Utilities Included: Heat Water</i>								

BRIDGELAND 2 BDRM TOWNHOUSE, 3 BATHROOM, ON 1ST AVE!! -ROOFTOP PATIO!!! \$1850/MO

Welcome to the "VENTO" in Bridgeland, one of Calgary's most desirable neighborhoods. This 1250 SQFT two storey townhouse was recently renovated with new carpet, hardwood and NEWLY REPAINTED!! The floor plan is open concept & contemporary, it features a main floor 2-pc bath, and the upper level has two large bedrooms both with individual 4-pc ENSUITES, and a washer/dryer...AND A **ROOFTOP PATIO WITH DOWNTOWN VIEWS!!!** The Vento is a green building, achieving LEED Gold Status, energy efficient, recycled materials, and water conservation all part of the design and construction. **ALL NEW EXTERIOR, DOORS AND WINDOWS!!** Conveniently located walking distance from downtown, Bridgeland LRT, the Zoo, Science Center, and many local shops and businesses. Downstairs are restaurants and coffee shops, like BLUE STAR DINER, CANNIBALE BAR, OEB BREAKFAST, SHIKI MENYA RAMEN NOODLE HOUSE, LDV WINE BAR, SUSHI ZIPANG, AND STARBUCKS... NO NEED FOR A CAR, WALK EVERYWHERE!!! Features of this townhouse include a raised granite eating bar, stainless steel appliances, glass railing staircase, hardwood floors and in-floor heating...and don't forget about the rooftop patio!! Located at #201 116 7A Street NE. Rent is **\$1850.00/month**, INCLUDES HEAT!!! **AVAILABLE IMMEDIATELY !! PLEASE**



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ABOVE CLIENT EXPECTATION



\$1850



#201 116 7A Street N.E. | Bridgeland, Calgary
Townhouse | 2 bd | 2.5 ba | 1350 ft²
Dogs Ok | Availability: Immediate
Listing ID 104633

ORIGINAL/CHARACTER HOMES: ENTIRE HOME/ UP/DOWN



\$1850

utilities
not included

817 McDougall Road Northeast | Bridgeland, Calgary
Townhouse | 2 bd | 2.5 ba | 1300 ft²
No pets | Availability: Immediate
Listing ID 463271



\$1700

utilities
not included

502 9 Street Northeast | Bridgeland, Calgary
House | 2 bd | 1 ba | 822 ft²
Pets Ok | Availability: Immediate
Listing ID 467119



\$1600



629 2 Avenue Northeast | Bridgeland, Calgary
House | 2+Den bd | 2 ba | 800 ft²
Pets Ok | Availability: Immediate
Listing ID 466643



\$1600

utilities
not included

520 4 Ave NE | Bridgeland, Calgary
House | 3 bd | 2 ba | 1000 ft²
No pets | Availability: Nov 01
Listing ID 290779



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MARKET RENT REPORT BRIDGELAND



412 9A Street Northeast

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID 463079	PETS Cats & dogs negotiable
SMOKING Non-smoking	YEAR BUILT 1963
TENANT PARKING Street	LANDLORD ON RENT FASTER SINCE 2012



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Main Floor	\$1975	\$1975	3 bd	1 ba	1200 ft ²	Unfurnished	Negotiable	Immediate
<i>Utilities Included: Heat Electricity Water</i>								

9A STREET ONE OF BRIDGELAND'S FINEST. LOCATION LOCATION AND A PARK BESIDE.

This House has good bones, looking for the right tenant. Kitchen and Bathroom recently renovated. New flooring thought out main floor (bedrooms in process of getting floors done)

This house is great for a couple or two people. laundry in basement. Utilities included. Basement has own entrance. Basement for rent as studio space (\$500.00/month util. inc.)



502 9 Street northeast

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)



LISTING ID 467119	PETS Cats & dogs negotiable Fee: Monthly pet RENT
SMOKING Non-smoking	TENANT PARKING Street



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1700	\$1700	2 bd	1 ba	822 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

COZY HOUSE IN BRIDGELAND! IN HOME GYM! WOW! (CP092)

Welcome to Bridgeland! Minutes from downtown, this quaint home is nestled on a corner lot, with fully fenced yard and the detached garage is full outfitted with a home gym for personal use!

Enjoy walks to the shops and parks just down from the home and access to the LRT train station.

The home has a small bedroom on the main floor, which could be used as an office and the master is an open loft upstairs! Full bathroom is located on the main floor off the kitchen.

The basement is unfinished but large, with an abundance of storage and a work space for tools!



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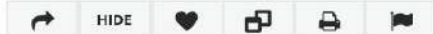
MARKET RENT REPORT BRIDGELAND



629 2 Avenue Northeast

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 466643
SMOKING: Non-smoking
TENANT PARKING: Outdoor
PETS: Cats & dogs negotiable | Fee: \$200 per pet
YEAR BUILT: 1930
LANDLORD ON RENT FASTER SINCE 2008



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1600	\$1600	2 bd + den	2 ba	800 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities Included: Heat Electricity Water</i>								

DETACHED HOUSE FENCED BACKYARD ALLOWS PETS

LOCATION! LOCATION! LOCATION! A charming two bedroom 2 story with developed basement located on a tree-lined street, just steps from the unique village vibe of Bridgeland. Close to all amenities that Bridgeland has to offer, schools, shops, public transit, and playgrounds. Incredible eateries, Bridgeland Market & Starbucks are just down the street! Telus Spark, the Calgary Zoo, Downtown, LRT, the pathways of the Bow River are all just a bike ride away! This home features the perfect space for roommates or a couple or even use as an office. The house is over 100 years old and has all the charm you expect in a historic home. Kitchen / Bathrooms have been updated - thankfully - the outhouse is gone. Developed basement that has a full bathroom and developed living space. West facing backyard features a large shed, really large, fully fenced, street parking and also there is parking next door available in an apartment parking lot. Front yard has mature trees. Book your viewing today so you don't miss out on the opportunity to make this your home.



419 11 Street Northeast

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 466579
SMOKING: Smoking negotiable
TENANT PARKING: Double garage | Fee: Parking included
PETS: Cats & dogs negotiable | Fee: None
YEAR BUILT: 1920



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1500	\$1500	2 bd + den	1 ba	800 ft ²	Unfurnished	Long Term	Nov 01, 2021
<i>Utilities included: Heat Electricity Water</i>								

COZY 3 BEDROOM UPSTAIRS UNIT IN BRIDGELAND

Unit for Rent - Bridgeland / Riverside

- 3 bedroom apartment in Bridgeland - rooms are small, 3rd room would be best for child's room or office
- This is the upstairs unit in a house - you walk up a set of stairs to access the unit
- Private entry
- Bathroom with tub
- Washer and dryer in unit
- Street facing balcony
- Garage with two parking spots available, one parking spot available outside, street parking also available
- Photos are out-of-date, unit is currently being repainted
- lease duration negotiable, however one year preferred
- house is 1.5 blocks from Bridgeland Market
- less than 10 minute walk to c-train, 10 minute drive to downtown, 5 minute drive to Deerfoot, 10 minute walk to river paths
- grocery, doctor, dentist, coffee, restaurants, vet, pharmacy, dog park, playgrounds all within 10 minute walk
- utilities: heat, electricity, water/sewer included in price



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MARKET RENT REPORT BRIDGELAND



520 4 Ave NE

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
290779
SMOKING
Non-smoking
LANDLORD ON RENT FASTER SINCE
2007

PETS
No pets
TENANT PARKING
Outdoor



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1600	\$1600	3 bd	2 ba	1000 ft ²	Unfurnished	Negotiable	Nov 01, 2021
<i>Utilities not included - see description</i>								

2 KITCHENS, 1,2 OR 3 BDRM HOUSE FOR RENT IN BRIDGELAND UTILITIES CAN BE INCLUDED

Incentives: Utilities can be included of the choice.

All utilities can be included of your choice.

Fully renovated from top to bottom. No need to look anymore. You'll be impress once you see it in person. Call today!

*** Shared Laundry***

Different rental options that match your expense:

2 Bedroom Main Level Suite \$1900 All Utilities included or \$1300 you pay for 70% utilities

1 Bedroom Basement Suite for \$1100 Utilities included or \$700 you pay 30% utilities.

W



Fantastic View on one of 6 best Street in Calgary

1303 Colgrove Avenue NE

Bridgeland | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
46571
SMOKING
Non-smoking
LANDLORD ON RENT FASTER SINCE
2008

PETS
No pets | Fee: may be charged
TENANT PARKING
Street



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Main Floor	\$1595	\$1595	2 bd	1 ba	1100 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities Included: Heat Electricity Water</i>								

SUITE WITH FANTASTIC VIEW 2 BEDROOMS UPPER SUITE INCLUDES LIGHT, WATER AND HEAT

NEWLY Renovated Inner city upper level of house with Fantastic view of city and mountains location on one of the best view Streets in Calgary. One Bus to SAIT within 15 minutes.

Walk downtown in 15 minutes, bike in 7 minutes or walk to ZOO LRT or Take one of 2 buses to get downtown. Completely NEW NEW NEW. Completely renovated kitchen and all tiled bathroom. Newly painted rooms with hardwood floors just refinished. Bright and clean.



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BRIDGELAND DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	7.13 km
Alberta College of Arts and Design (ACAD)	3.52 km
Ambrose University College	9.89 km
Bow Valley College	1.00 km
Calgary Airport	8.91 km
Calgary Zoo	1.62 km
Chinook Centre Mall	6.60 km
City Hall	1.27 km
Cross Iron Mills	25.82 km
Deerfoot Mall	6.01 km
Devry Institute of Tech	3.66 km
Downtown Calgary	1.97 km

LANDMARK	DISTANCE
Foothills Hospital	6.02 km
Market Mall	8.27 km
Mount Royal University	7.50 km
Peter Lougheed Hospital	5.18 km
Rocky Mountain College	7.16 km
Rockyview Hospital	7.90 km
SAIT	3.05 km
South Health Campus	20.37 km
Southcentre Mall	11.46 km

BRIDGELAND CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Little free library 219 3 Avenue Northeast, Calgary	0.81 km
Central Library 800 3 Street Southeast, Calgary	1.15 km

BRIDGELAND CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
Riverside School Calgary Board of Education 107 6A Street Northeast, Calgary	0.20 km
Calgary Ukrainian School 704 6 Street Northeast, Calgary	0.40 km
Calgary Italian School 416 1 Avenue Northeast, Calgary	0.41 km
Monarch House - Calgary 1010 1 Avenue Northeast Suite 300, Calgary	0.53 km
Sadochok 404 Meredith Road Northeast, Calgary	0.54 km
Delta West Academy 414 11A Street Northeast, Calgary	0.90 km
Canada School of Public Service 220 4 Avenue Southeast, Calgary	1.00 km



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ABOVE CLIENT EXPECTATION

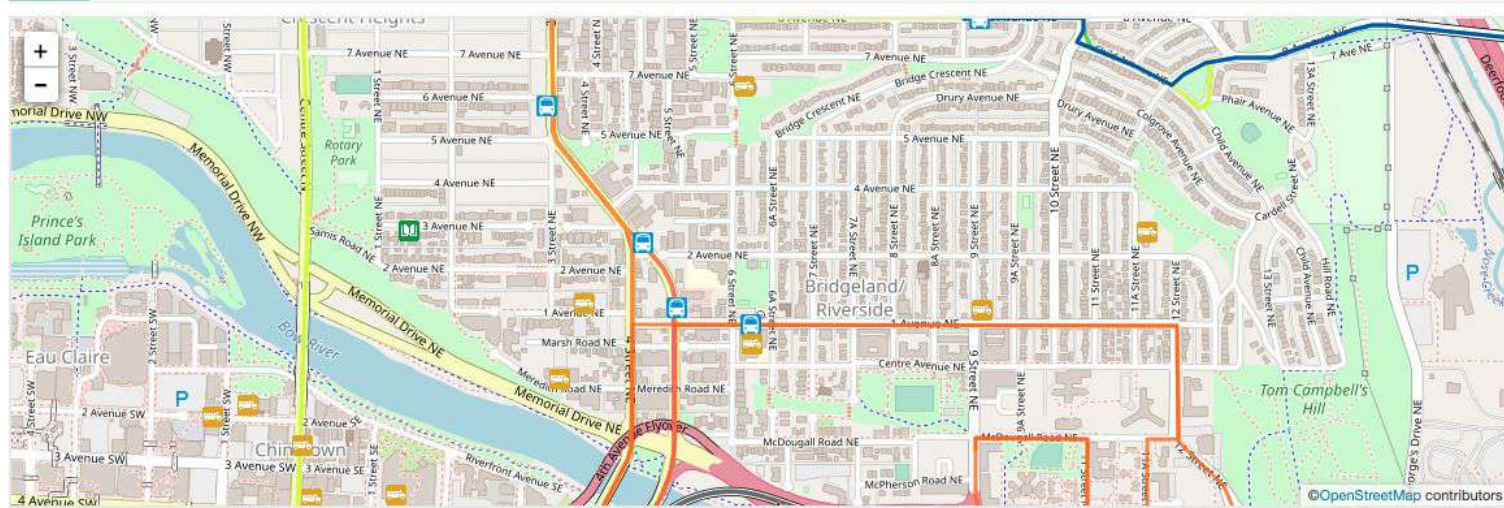
BRIDGELAND CLOSEST BUS ROUTES

ROUTE #	NAME
4	Huntington
5	North Haven
17	Renfrew/Ramsay
69	Deerfoot Centre
90	Bridgeland/University of Calgary
101	Inglewood
745	Crescent Heights/Vista Heights
872	St. Alphonsus/ Rundle

BRIDGELAND CLOSEST LRTS

STATION	DISTANCE
Bridgeland - Memorial CTrain Station	0.51 km
City Hall CTrain Station	0.7 km
Centre Street CTrain Station	0.82 km
1 Street SW CTrain Station	0.92 km
Zoo CTrain Station	1.08 km
3 Street SW CTrain Station	1.08 km
4 Street SW CTrain Station	1.21 km

BRIDGELAND MAP VIEW



Community data is not guaranteed by RentFaster.ca

- Malls
- Libraries
- Hospitals
- Train Stations
- Colleges
- Airport
- Bus stops
- Schools

BUS ROUTES

- 4 - Huntington
- 69 - Deerfoot Centre
- 745 - Crescent Heights/Vista Heights
- 5 - North Haven
- 90 - Bridgeland/University of Calgary
- 872 - St. Alphonsus/ Rundle
- 17 - Renfrew/Ramsay
- 101 - Inglewood



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