

BRENTWOOD COMMONS

4122 Brentwood Road NW, Calgary AB

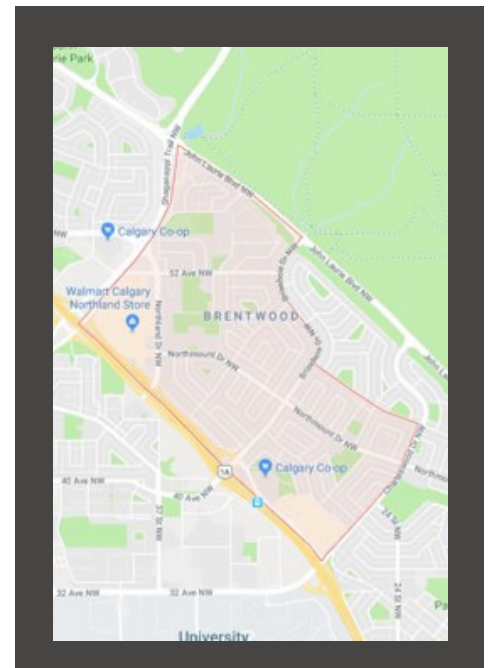


**PRIMARY
NEIGHBOURHOOD: BRENTWOOD
SECONDARY
NEIGHBOURHOOD(S): VARSITY,
TRIWOOD**

Brentwood is a neighbourhood in the north-west quadrant of Calgary, Alberta. It is bounded by John Laurie Boulevard to the north, Crowchild Trail to the south, Shaganappi Trail to the west, and Nose Hill Park to the east. Brentwood was established in 1960.

Brentwood is across Crowchild Trail from the University of Calgary and the University district's research park. As such, a variety of residents call the area home, from students to long time resident seniors. Brentwood has a mixture of housing types, from new, modern high rise apartment and condos to townhomes and single family homes. There has been some redevelopment along commercial corridors, however the internal portions of the neighbourhood remain primarily unchanged.

The Brentwood Commons redevelopment is designated as a Transit Oriented Development (TOD).



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DEMOGRAPHICS

Population (2014): 6,206

Note: Population has remained flat for 5+ years but is expected to increase significantly over the next 10 years.

Population by age:

- 0-19 years: 18%
- 20-64 years: 66%
- 65+ years: 10%
- Median Age: 42

People living alone: 11%

Average household size: 2.8 persons

Median household income (2010): \$81,011

Post-secondary education: 71% (56% university)

Employment rate: 65%

Total dwellings: 2,525

Rental dwellings: 34%

Single Family: 83%

Duplex: 0%

Apartment: 8%

Townhouse: 9%

Converted Structure: 5%

Apartment size: 23% are 5 stories or more

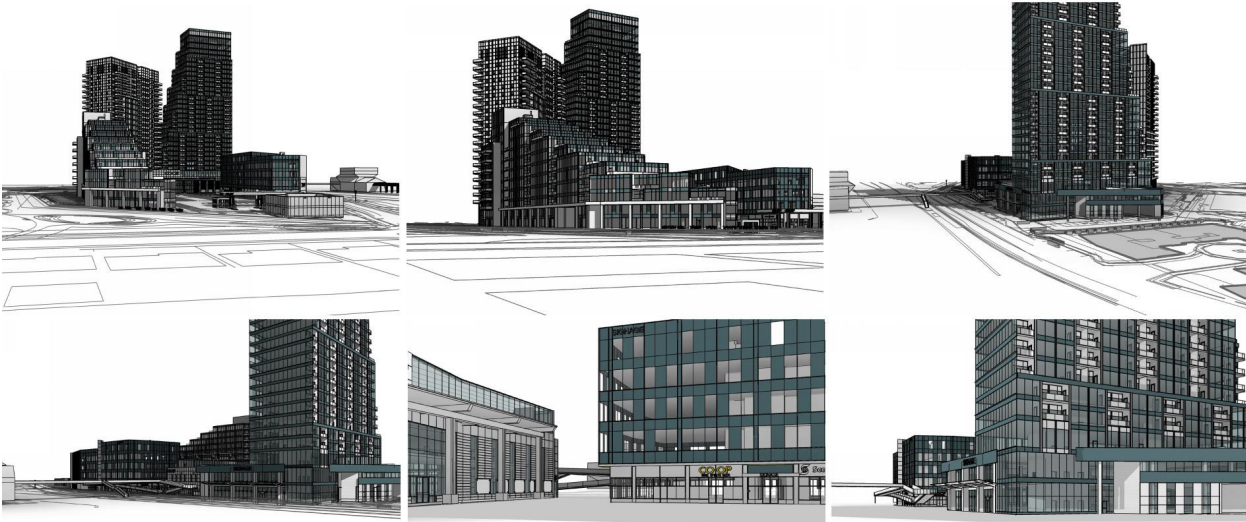
Mode of transportation to work (2011):

- Driver: 61%
- Passenger: 6%
- Transit: 22%
- Walk: 6%
- Cycle: 4%
- Other: 1%



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AREA AMENITIES

- University of Calgary
- Numerous shops, medical offices and restaurants
- Blakiston Park

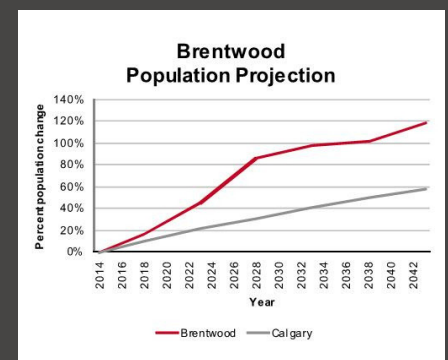
Transit access:

LRT (Brentwood station)
Bus routes: #72, #73, 408

OTHER AREA MIXED USE DEVELOPMENTS

There are plans to re-develop portions of the shopping centre to the east of the Co-op lands (owned by RioCan) however there are no applications pending.

Projected Growth



Neighbourhood/Building style	Bedrooms	Bathrooms	\$ per sq. ft.	Sq footage	Rent	Utilities	Pets?	Parking?	Furnished	Laundry?	Amenities	Notes
Brentwood	3 Storey	1	\$1.23	670	\$925.00	Heat, water	no	Surface	No	Shared	Gym/meeting room	Adults only, Old retail plaza with two stories residential above
Brentwood	Hightise	2	\$2.39	563	\$1,550.00	Heat, electricity, water, cable	no	UG	No	IS	Gym/meeting room	University City Condo
Brentwood	Hightise	2	\$2.24	675	\$1,400.00	Heat, water	no	UG	No	IS	Gym/meeting room	University City Condo
Brentwood	Hightise	2	\$2.13	738	\$1,800.00	Not included	no	UG	No	IS	Gym/meeting room	University City Condo
Brentwood	Hightise	2	\$2.30	650	\$1,495.00	Heat, electricity, water, cable	no	UG	No	IS	Gym/meeting room	Corner unit, University City Condo
Brentwood	2 storey	2	\$2.30	650	\$990.00	Heat, water	no	surface	No	Shared	Gym/meeting room	University City Condo
Brentwood	2 storey	2	\$2.44	663	\$850.00	Heat, water, electricity	yes	surface	No	No	shared	
Brentwood	Hightise	2	\$2.41	705	\$1,750.00	Heat, water, Cable, will	no	UG	Yes	IS	Gym/meeting room	University City Condo
Brentwood	Hightise	2	\$2.16	527	\$1,390.00	Heat, Water	no	UG	No	IS	Gym/meeting room	University City Condo
Brentwood	Hightise	1	\$2.54	527	\$1,339.00	Heat, Water	Yes	Surface	No	Shared		Bentview Towers
Brentwood	Hightise	1	\$5.12	527	\$2,699.00	Heat, Water	Yes	Surface	No	Shared		Bentview Towers
Brentwood	Hightise	2	\$1.69	657	\$1,113.00	Heat, Water	Yes	Surface	No	Shared		Bentview Towers
Brentwood	Hightise	2	\$2.02	657	\$1,326.00	Heat, Water	Yes	Surface	No	Shared		Bentview Towers
Brentwood	Hightise	2	\$4.56	657	\$2,999.00	Heat, Water	Yes	Surface	No	Shared		Bentview Towers, Premium retirement community assisted living
Varsity	4 Storey	1	\$1.75	670	\$1,175.00	Heat,water/electricity	No	Surface	No	shared	Gym	
Varsity	Hightise	2	\$1.48	1041	\$1,550.00	Not included	No	UG	No	IS		
Varsity	Hightise	2	\$1.47	954	\$1,400.00	heat/electricity/water	No	UG	No	IS	Pool/gym/games room	
Varsity	Hightise	1	\$2.01	580	\$1,169.00	heat/electricity/water	cats/dogs	No	No	Shared	Pool/gym/games room	
Varsity	Hightise	1	\$1.80	770	\$1,385.00	heat/electricity/water	cats/dogs	No	No	Shared	Pool/gym/games room	
Varsity	Hightise	2	\$1.51	800	\$1,211.00	heat/electricity/water	cats/dogs	No	No	Shared	Pool/gym/games room	
Varsity	Hightise	2	\$1.80	800	\$1,443.00	heat/electricity/water	cats/dogs	No	No	Shared	Pool/gym/games room	
Varsity	Hightise	3	\$1.28	1030	\$1,319.00	heat/electricity/water	cats/dogs	No	No	Shared	Pool/gym/games room	
Varsity	Hightise	3	\$1.79	1050	\$1,879.00	heat/electricity/water	cats/dogs	No	No	Shared	Pool/gym/games room	
Varsity	Hightise	2	\$1.65	850	\$1,400.00	heat/electricity/water	No	UG	No	IS	Pool/gym	
Varsity	4 Storey	1			\$549.00	Not included	cats/dogs	No	No	Shared		
Varsity	4 Storey	2			\$949.00	Not included	cats/dogs	No	No	Shared		
Varsity	4 Storey	3			\$1,300.00	Not included	cats/dogs	No	No	Shared		

Note: + denotes den