

# 37 PATINA VIEW SW



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www.themckelviigroup.com



— THE **McKELVIE** —  
GROUP.com

real  
Real Broker

## 37 PATINA VIEW SW

Introducing a stunning new townhome listing in the desirable community of Patterson in SW Calgary. This property backs onto the greenspace and CTV, boasting a double tandem garage, 2 spacious bedrooms, 2 full bathrooms upstairs and a powder room on the main level, a large den/flex space, and updated kitchen and living areas that are sure to impress! Located in one of Calgary's most sought-after districts, this townhome offers the perfect combination of luxury style and convenience. The sunny front exterior is thoughtfully designed, while the interior is tastefully updated with gorgeous finishing touches throughout. Upon entering the home, you'll immediately notice the attention to detail and spaciousness. The updated kitchen features a new backsplash, quartz countertops, and ample storage space, making it a joy to cook and entertain in. Off the kitchen is a handy powder room and access to the rear patio facing the private green space - a perfect place to unwind with a glass of wine in the summertime or BBQ with the natural gas hook up! The living area is warm and inviting, with large windows that let in plenty of natural light, a sleek natural gas fireplace, and you will love hosting friends and family in your generously sized formal dining area. Upstairs, you'll find two spacious bedrooms, each with its own bathroom. The master bedroom features a Huge closet with organizers built in and an ensuite 3PC bathroom. The sunny second bedroom also has a large closet and a 4PC bathroom just down the hall. The den / flex space is the perfect place for a home office or this area could easily be converted into a 3rd Bedroom. The lower level of this townhome features your own private entry and coat closet along with a tandem double garage with ample storage and even has space for a home gym! Located in the heart of Patterson, this townhome is just minutes away from all the amenities that Calgary has to offer, including shopping, dining, entertainment, and outdoor activities. With easy access to major roadways such as Bow Trail and Sarcee, and nearby public transportation, this property is ideal for working professionals, investors, and young families who want to live in a convenient and vibrant community. In summary, this new townhome listing in the community of Patterson is a must-see for any buyers looking for luxury, convenience, and modern living in Calgary. With its double garage, 2 bedrooms, 2.5 bathrooms, Den, and updated kitchen and living areas, this property is sure to exceed your expectations!



37 Patina View SW Calgary, AB T3H 3R4

**Residential**  
**Active**      A2033796



**DOM:** 0      **LP:** \$389,900.00  
**OP:** \$389,900.00

**PD:**  
**Class:** Row/Townhouse  
**County:** Calgary  
**Type:** Five Plus  
**Levels:** Three Or More  
**Year Built:** 1997  
**LINC#:** 0027553115  
**Arch Style:** 2 Storey  
**Possession:** 90 Days / Neg  
**Lot Dim:**  
**Legal Desc:** 9812031;33  
**Legal Pln:** 9812031 **Blk:**      **Lot:**      **Condo:** Yes

**City:** Calgary  
**Subdivision:** Patterson  
**Ttl Beds:** 2  
**F/H Bth:** 2/1  
**RMS SQFT:** 1,328.21  
**LP/SF:** \$293.55  
**Suite:** No

**Zoning:** M-C1 d50      **Tax Amt/Yr:** \$2,187.00/2022  
**Title to Lnd:** Fee Simple      **Loc Imp Amt:**  
**Disclosures:** No Disclosure      **Front Exp:** SW  
**Restrict:** Pet Restrictions or Board approval Required, Pets Allowed

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	56.38	<b>Mtr2</b>	606.83	<b>SqFt</b>
<b>Baths:</b>	1	0	1	0	0	<b>Bed Abv:</b> 2	<b>Upper:</b>	60	<b>Mtr2</b>	642	<b>SqFt</b>
<b>EnSt Bth:</b>	0	1	0	0	0	<b>Rms Abv:</b> 6	<b>Blw Grade:</b>	7	<b>Mtr2</b>	79	<b>SqFt</b>
<b>Garage Dims (L x W):</b>	15`0" x 30`10"						<b>Total AG:</b>	123.39	<b>Mtr2</b>	1,328.21	<b>SqFt</b>

**Property Information**

<b>Basement:</b> None	<b>Lndry Feat:</b> In Unit, Main Level
<b>Heating:</b> Forced Air, Natural Gas	<b>Cooling:</b> None
<b>Construction:</b> Concrete, Vinyl Siding, Wood Frame	<b>Fireplaces:</b> 1/Electric, Family Room
<b>Foundation:</b> Poured Concrete	<b>Flooring:</b> Carpet, Hardwood, Tile
<b>Exterior Feat:</b> Barbecue, Private Entrance	<b>Fencing:</b> Fenced
<b>Roof Type:</b> Asphalt Shingle	<b>Balcony:</b> Deck, Rear Porch
<b>Reports:</b> RMS Supplements, Title	
<b>Warranty:</b> None	
<b>Parking:</b> Double Garage Attached, Front Drive, Garage Faces Front, Paved, Tandem <b>Total:</b> 3	
<b>Features:</b> Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Storage	

## Property Information

**Comm Feature:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Lot Features:** Backs on to Park/Green Space, No Neighbours Behind, Landscaped

**Goods Include:** NONE

**Appliances:** Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

**Other Equip:** None

**Goods Exclude:** TV IN LIVING ROOM - TV MOUNT WILL STAY

## Condo Information

**Condo Name:**

**Condo Type:** Conventional

**Mgmt Co/Ph:** 403-230-7376

**Prk Plan Type:** Attached Garage

**Legal Desc:** 9812031/33

**Legal Park:**

**Legal Stor:**

**# of Units:**

**Fee Includes:** Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal

**Reg Size Incl:** Attached Garage, Below Grade Area, Interior Above Grade

**Assoc Amen:** Snow Removal, Trash, Visitor Parking

**Post Tension:**

**Prk Stall #:**

**Storage Type:** In Unit

**Locker #:**

**Registrd Size:** 171

**Condo Fee:** \$436.88/Monthly

**HOA:**

**Floor #:** 1

**# Elevators:**

**Total Floors:**

**Common Walls:** 2+ Common Walls

**Unit Exposure:** SW

**Unit Factor:** 130

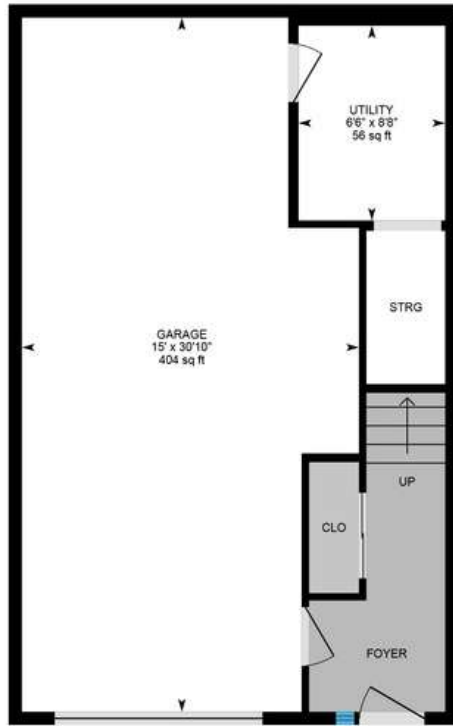
**Prk Unit Factor:**

## Rooms

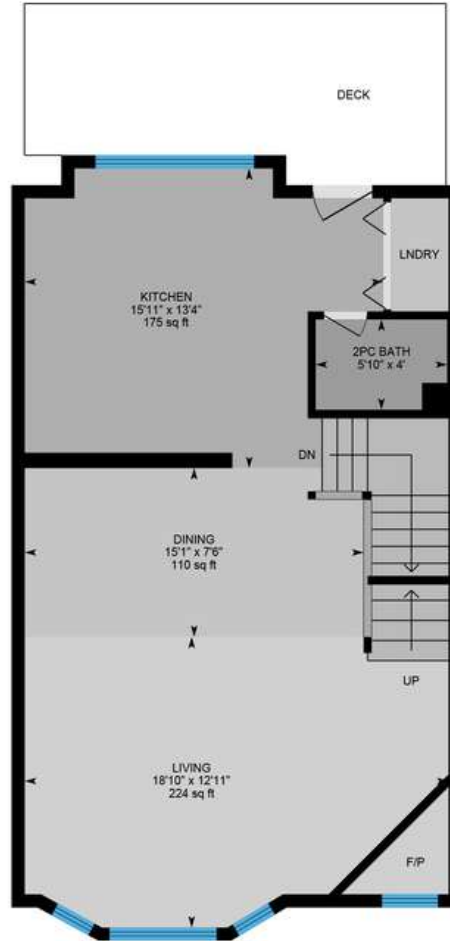
<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
Frn/Util	Main	6`6" x 8`8"	1.98M x 2.64M	2pc Bathroom	Upper	5`10" x 4`0"	1.78M x 1.22M
Dining	Upper	15`1" x 7`6"	4.60M x 2.29M	Kitchen	Upper	15`11" x 13`4"	4.85M x 4.06M
Living	Upper	18`10" x 12`11"	5.74M x 3.94M	3pc Ensuite bath	3rd	4`9" x 10`1"	1.45M x 3.07M
4pc Bathroom	3rd	4`11" x 10`1"	1.50M x 3.07M	Bedrm	3rd	9`11" x 9`9"	3.02M x 2.97M
Office	3rd	8`7" x 11`10"	2.62M x 3.61M	Primary Bed	3rd	15`5" x 11`9"	4.70M x 3.58M

# 37 Patina View SW, Calgary, AB

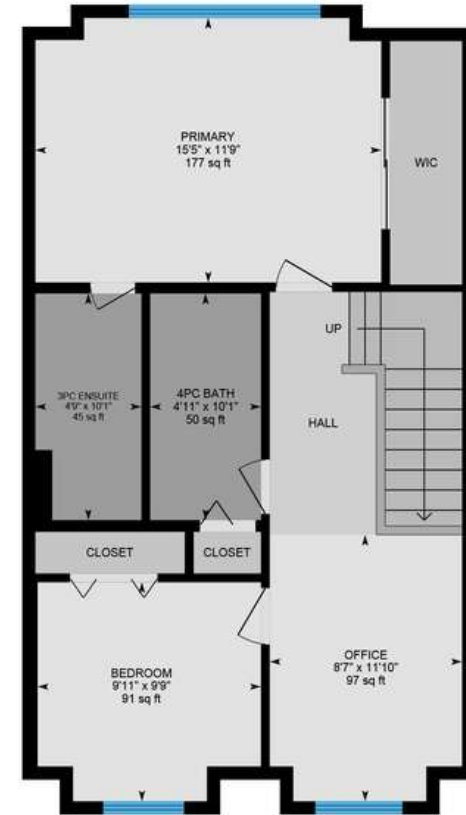
Main Building: Total Interior Area 1328.21 sq ft



1st Floor (Below Grade)  
Interior Area 79.40 sq ft



2nd Floor  
Interior Area 606.83 sq ft



3rd Floor  
Interior Area 641.97 sq ft



PREPARED: 2023/03/22

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 37 Patina View SW, Calgary, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### 1ST FLOOR

Garage: 15' x 30'10" | 404 sq ft

Utility: 6'6" x 8'8" | 56 sq ft

##### 2ND FLOOR

2pc Bath: 5'10" x 4' | 22 sq ft

Dining: 15'1" x 7'6" | 110 sq ft

Kitchen: 15'11" x 13'4" | 175 sq ft

Living: 18'10" x 12'11" | 224 sq ft

##### 3RD FLOOR

3pc Ensuite: 4'9" x 10'1" | 45 sq ft

4pc Bath: 4'11" x 10'1" | 50 sq ft

Bedroom: 9'11" x 9'9" | 91 sq ft

Office: 8'7" x 11'10" | 97 sq ft

Primary: 15'5" x 11'9" | 177 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### 1ST FLOOR (Below Grade)

Interior Area: 79.40 sq ft

Excluded Area: 486.08 sq ft

##### 2ND FLOOR

Interior Area: 606.83 sq ft

##### 3RD FLOOR

Interior Area: 641.97 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1248.81 sq ft

#### Total Area (Above & Below Grade), Main Building

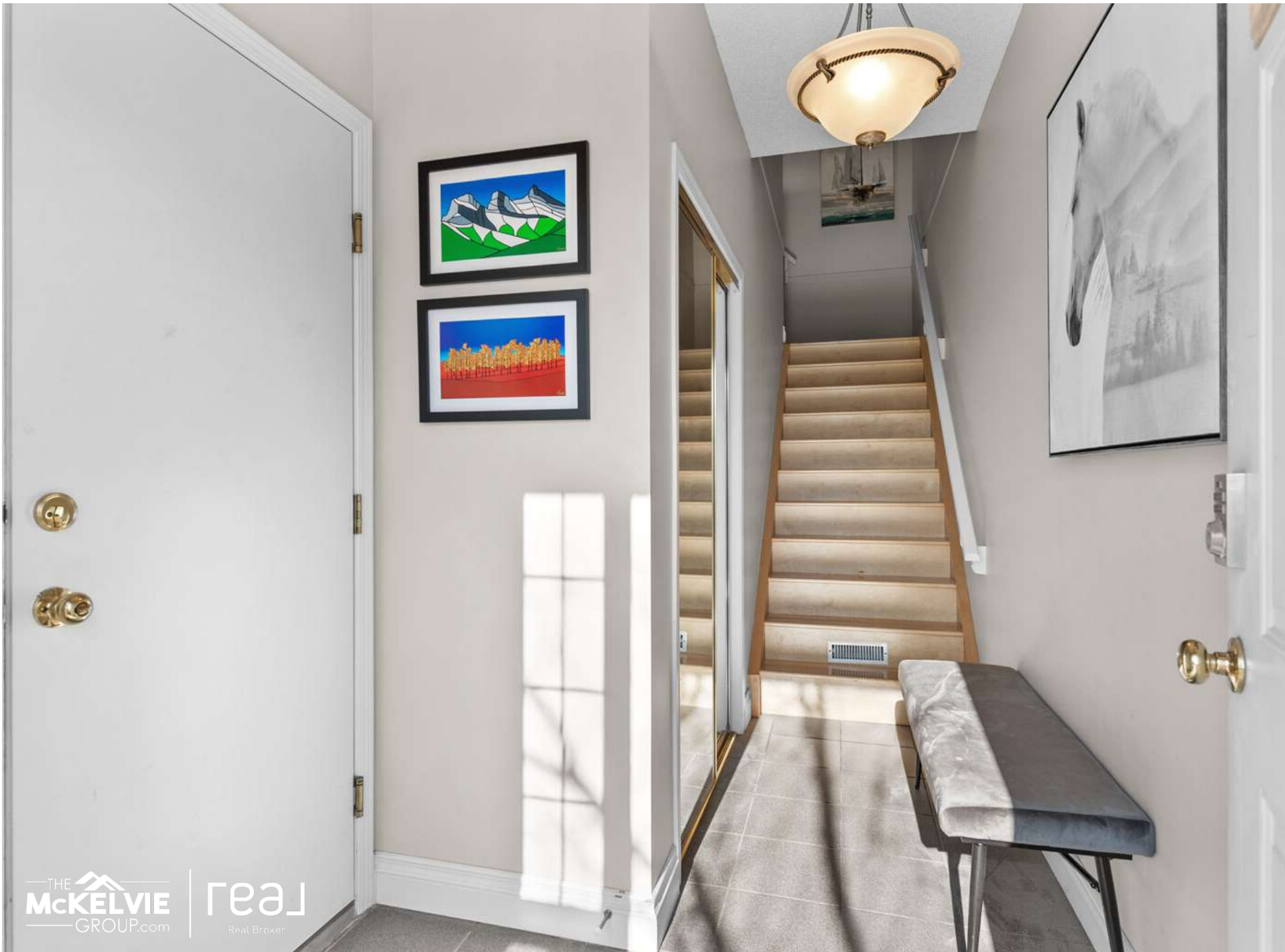
Interior Area: 1328.21 sq ft

Excluded Area: 486.08 sq ft

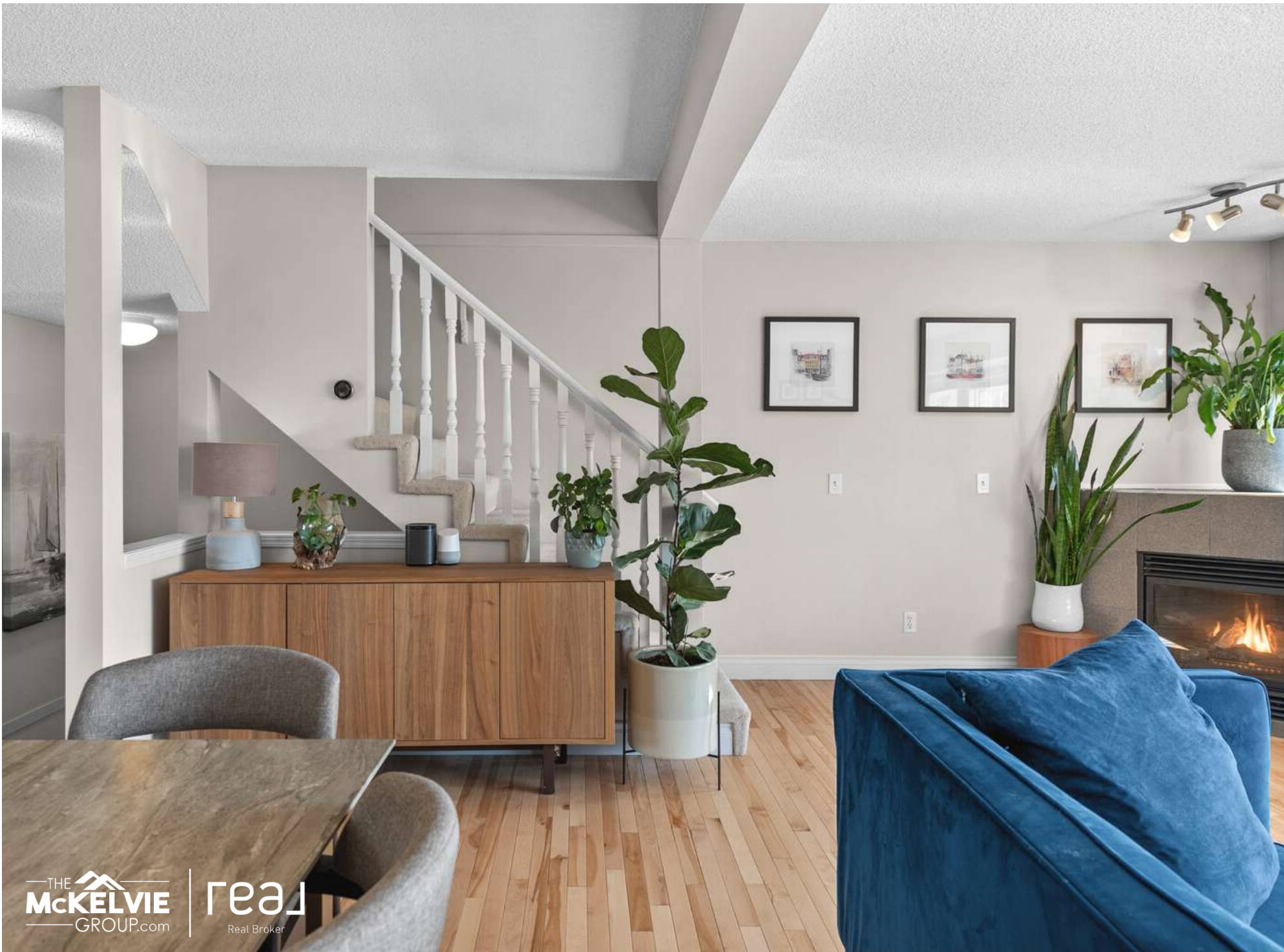




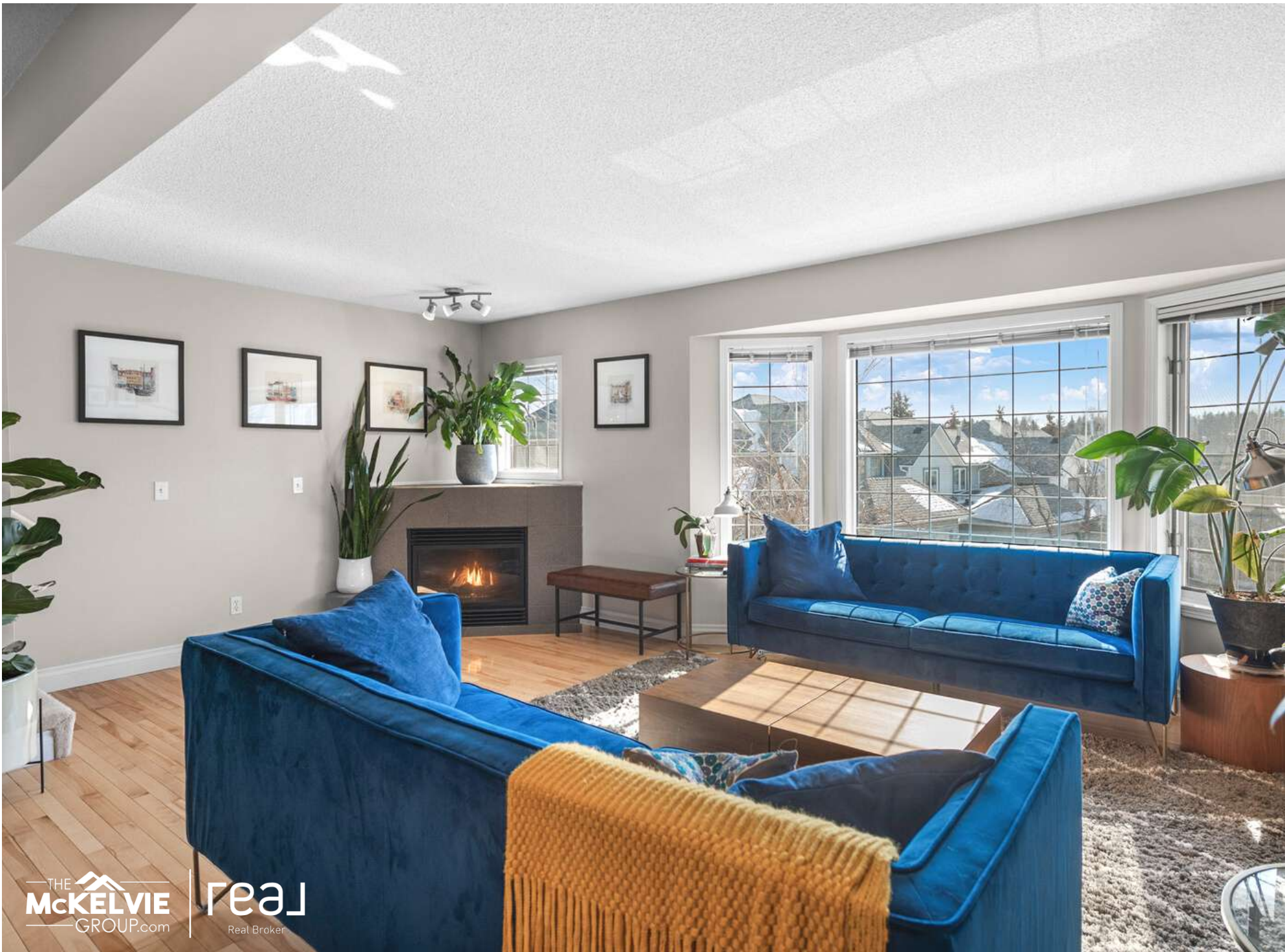




















































































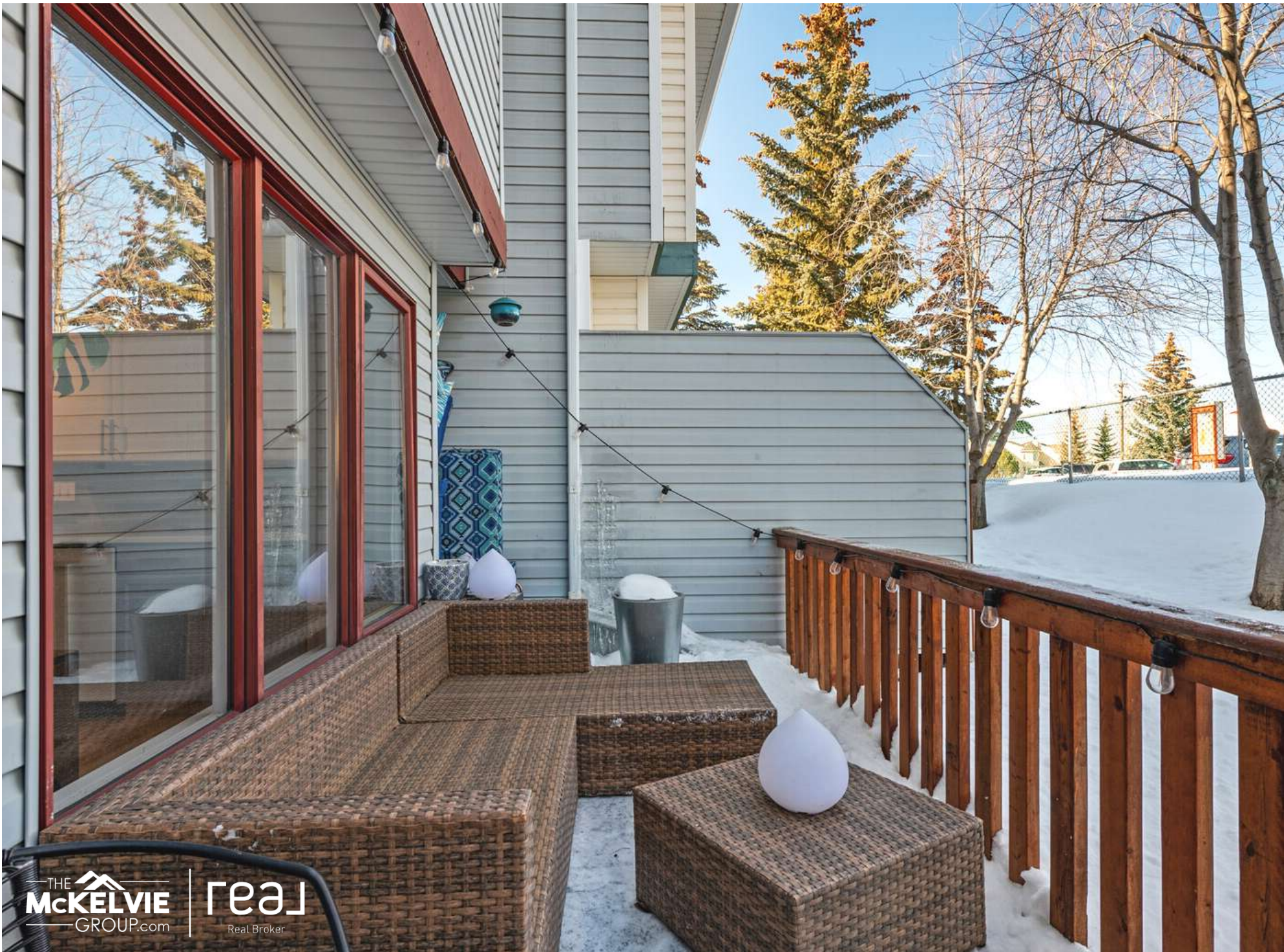
























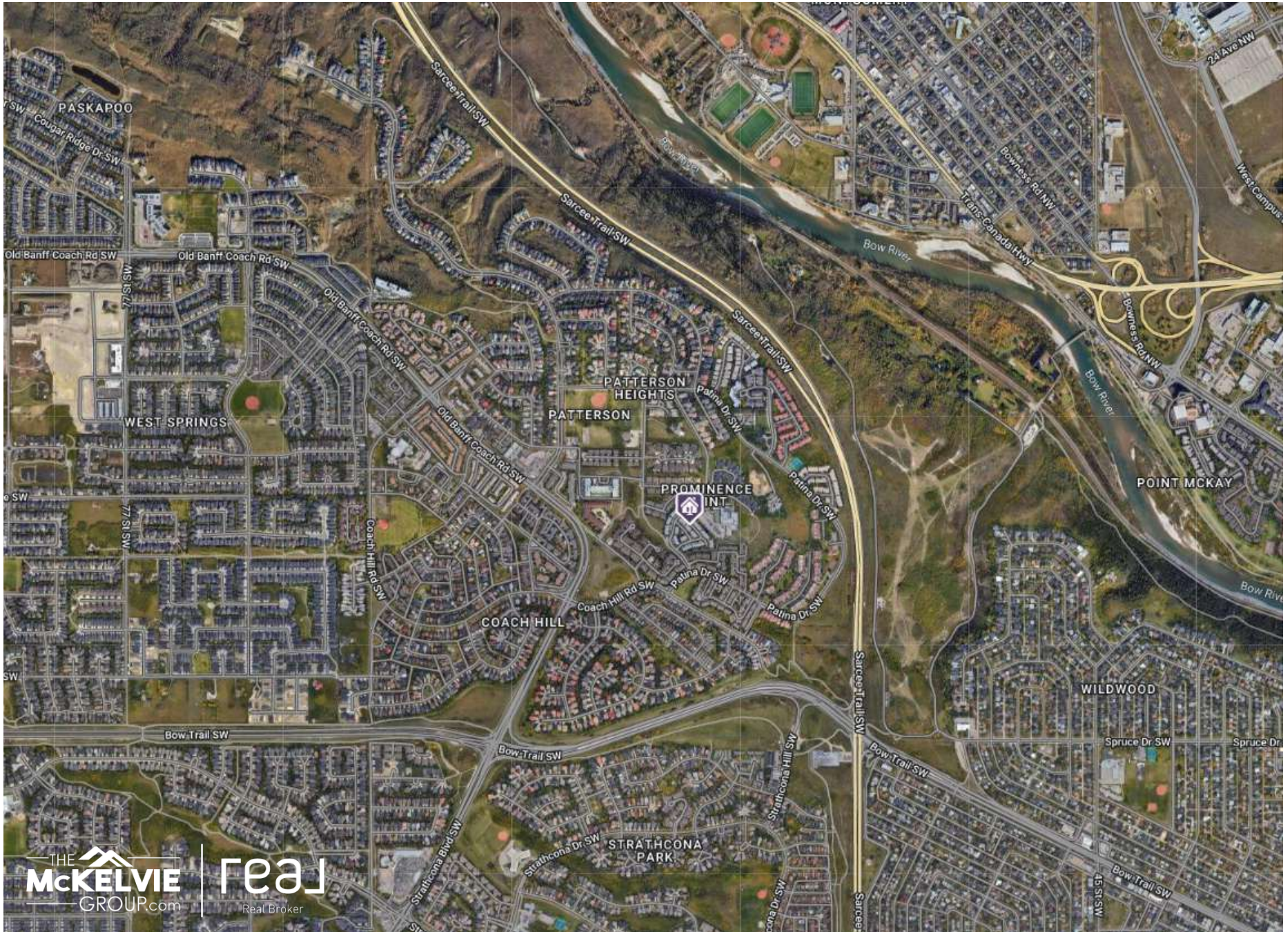












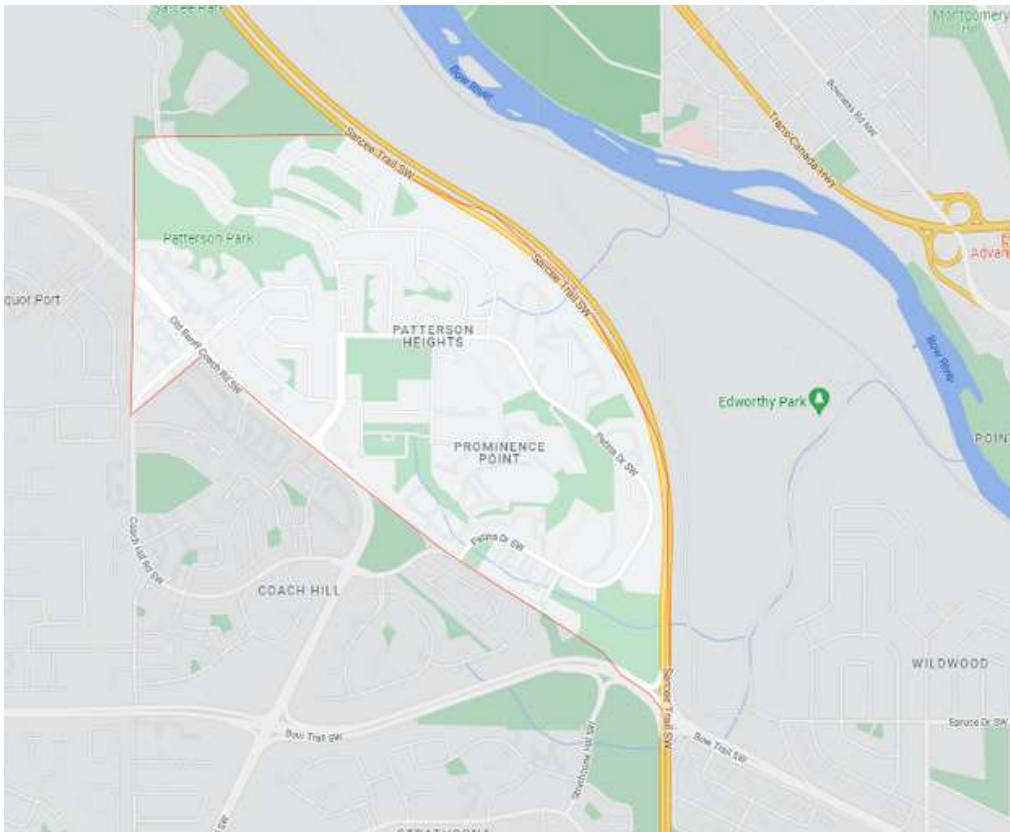
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# WELCOME TO PATTERSON

Patterson is a residential neighbourhood in the south-west quadrant of Calgary, Alberta. It is bounded by Sarcee Trail to the east and north, Bow Trail to the south, 69 Street to the west and Old Banff Coach Road to the south. Edworthy Park, developed in the Bow River valley, borders the community to the north and east. Before annexation, the area consisted of mostly acreages. It was named after the Patterson family, who owned much of the land. Prior to that, it was known as Broadcast Hill, for the 250 m (820 ft) CFCN re-transmission tower located here. Originally, the University of Alberta was to be located on the site of the present day community; however, Edmonton was ultimately chosen as the site of the campus. The lands were annexed to the city of Calgary in 1956 and Patterson Heights was established as a neighborhood in 1983. During the planning phase, in the early 1980s, Patterson Heights was referred to as Strathcona Cell "A". During the XV Olympic Winter Games in 1988, the Broadcast Hill Media Village was located in Patterson Heights.





# PATTERSON HEIGHTS & COACH HILL COMMUNITY ASSOCIATION

Box 74132,

#148 555 Strathcona Blvd. SW

403.242.5152

<http://www.chph.ca/>

admin@chph.ca

**FACEBOOK LINK:**

<https://www.facebook.com/CHPHcommunity/>

The CHPH Community Association is your connection to what is going on in your community. Whether it is a new development, sports or recreation program, community safety initiative, or information about new projects and initiatives that impact your community, our goal is to help make that link for you. Coach Hill/Patterson Heights offers easy access to downtown via Bow Trail. Because of its elevation, there are also excellent views in the area. The community centre, located along the Old Banff Coach Road, is surrounded by ample green space complete with a playground, soccer pitches, a baseball diamond and an outdoor rink. The community center is always busy with a variety of programs including yoga, moms and tots, line dancing, Celtic dancing, Tae Kwon Do, Senior's bridge, baton classes, Girl Guides and Brownies.



The Girl Guides also work within the community to maintain garden and greenspace, and aid in community cleanup. Coach Hill/Patterson Heights shares sports programming with the neighboring community Strathcona/Christie. Coach Hill/Patterson Heights also organizes a number of special events each year, including a popular Stampede breakfast.



## CALGARY COMMUNITY PROFILES

<https://www.calgary.ca/CSPS/CNS/Pages/Research-and-strategy/Community-profiles/Community-Profiles.aspx>

### **PUBLIC TRANSIT:**

IT IS EASY TO GET AROUND AS THERE ARE VARIOUS BUS ROUTES THROUGHOUT THE NEIGHBOURHOOD.

<http://www.calgarytransit.com/schedules-maps>



### **LIBRARY**

#### **WESTBROOK LRT STATION LIBRARY**

1413 33 St SW, Calgary, AB T3C 0S7

<https://calgarylibrary.ca/your-library/locations/nicholls/>

#### **SIGNAL HILL LIBRARY**

5994 Signal Hill Centre SW, Calgary, AB

<https://calgarylibrary.ca/>

## PLAYGROUNDS & PARKS

### **PROMINENCE PARK**

53 Patterson Blvd SW

Local green space with a hockey rink (outdoor), baseball diamond, playing fields, playground and more!



### **NILOOFAR PARK**

5930 Coach Hill Rd SW





# PLAYGROUNDS & PARKS

## PATTERSON PARK

5427-5539 Edworthy St SW



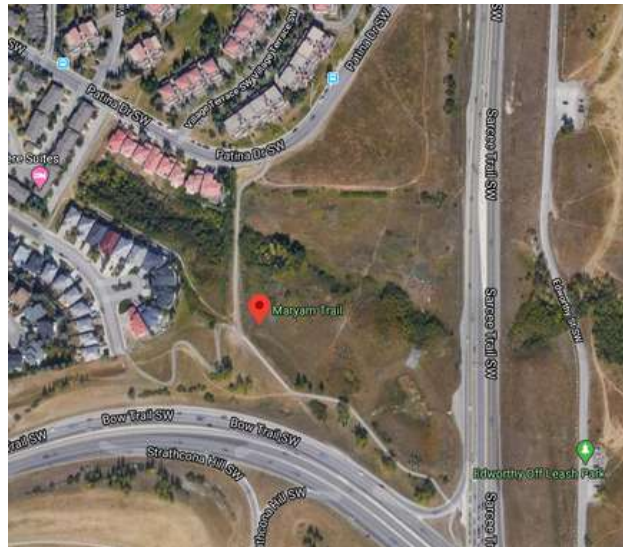
## NIKI PARK

304 Village Mews SW



## MARYAM TRAIL

Access: Coach Hill Road / Patina Dr SW



## SARCEE PARK

Patterson Boulevard access





# PLAYGROUNDS & PARKS

## COACH HILL PLAYING FIELDS

Coach Hill Rd SW



## COACH HILL PLAYGROUND

Coach Bluff Crescent SW



## PLAYGROUND

Coach Hill Road SW



## OFF-LEASH AREAS

### COACH HILL OFF-LEASH AREA COA-001

6204 Coach Hill Rd SW



### EDWORTHY OFF LEASH PARK

5427-5539 Edworthy St SW





# PLAYGROUNDS & PARKS CLOSE BY...

## **COUGAR RIDGE VIEW PLAYGROUND**

70 Cougar Ridge View SW

## **COUGAR PLATEAU PLAYGROUND**

Cougar Plateau Way & Cougar Ridge Drive SW

## **COUGAR CORNER PLAYGROUND**

7914 Cougar Ridge Ave SW

## **COUGARSTONE GARDENS PLAYGROUND**

Cougarstone Circle SW

## **COUGARSTONE PLAYGROUND**

Cougarstone Close SW

## **COUGARSTONE PARK**

Cougarstone Way SW

## **WALDORF PLAYGROUND**

Waldorf School Grounds  
Cougar Ridge Drive SW

## **PLAYGROUND AGE 2-5**

120 Cougar Ridge Manor SW

## **COUGAR RIDGE POND**

85th Street SW

## **COUGAR RIDGE POND & WALKING TRAILS**

127 Cougar Ridge Heights





# PARKS & REC

## PASKAPOO BIG ROCK

550 77 St SW, Calgary

This is a great hike! Explore the shrine, the big rock, a waterfall a basement of a house and more! Great views of the city.



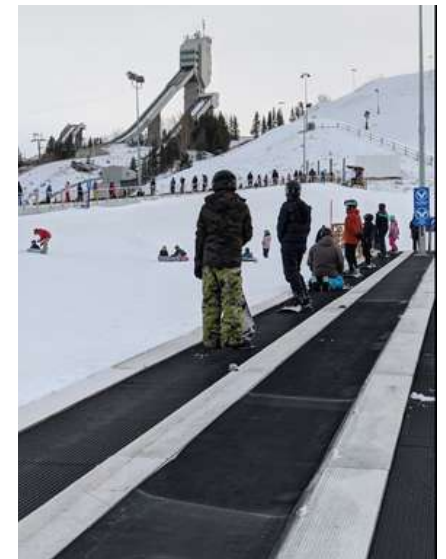
## WINSPORT & CANADA OLYMPIC PARK

88 Canada Olympic Rd SW, Calgary

403-247-5452

<https://www.winsport.ca/>

Ski resort & events venue also featuring many summer activities like biking, zip-lining & mini-golf.





# PARKS & REC

## CALGARY CLIMBING CENTRE ROCKY MOUNTAIN

10721 West Valley Rd SW, Calgary  
587-231-9116

<https://calgaryclimbing.com/>



## WESTSIDE RECREATION CENTRE

2000 69 St SW, Calgary  
(403) 531-5875

<http://www.westsiderec.com/>

- Aquatic Park - Wave pool, lap pool, tot pool, waterslide, lazy river, hot tub, steam room.
- Fitness Centre - Hundreds of pieces of cardio and strength equipment, 432m running/walking track.
- Youth Wellness Centre - Cardio, strength and youth-specific equipment, exer-gaming, walking/running track.
- Climbing Wall - 24' climbing wall.
- Fitness Studios - Two group fitness studios. Yoga & Pilates.
- Cycle Studio - Amphitheatre-style cycle studio with 60+ cycles.
- Gymnasiums - Two double gymnasiums, one youth gymnasium.
- Skatepark - Outdoor skatepark with modular features.
- Appropriate footwear and a CSA-certified helmet are mandatory for all participants.
- Specialty Areas - Childcare Centre featuring specialized play areas, infant room, play structure.





## OPTIMIST / GEORGE BLUNDUN ARENAS

5020 26 Ave SW, Calgary,  
AB T3E 0R4  
403-268-2489

<https://www.calgary.ca/csps/recreation/arenas/optimist-and-george-blundun.html>



## OPTIMIST ATHLETIC PARK

5020 26 Ave SW, Calgary  
(403) 268-2489

Soccer, softball, lacrosse and football make Optimist Athletic Park a sport hotspot for hosting training, leagues and tournaments of all calibers. Located in Southwest Calgary, Optimist Athletic Park offers 3 sport fields, 8 ball diamonds and 1 little league diamond.

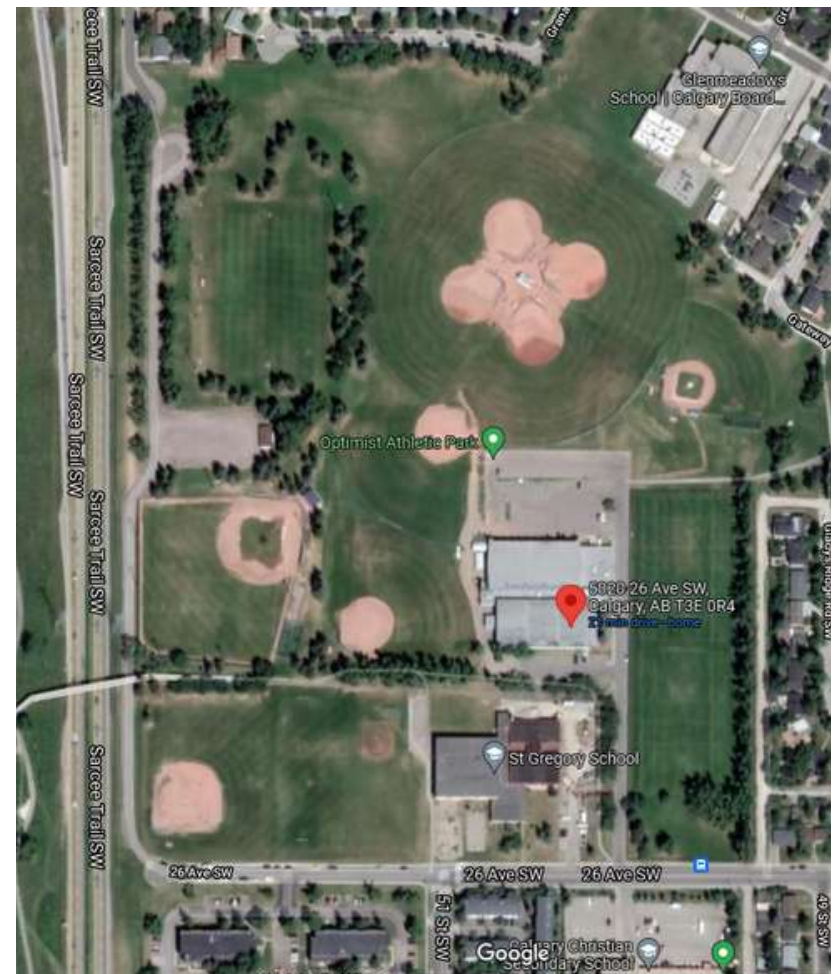
<http://www.calgary.ca/CSPS/Recreation/Pages/Athletic-parks/Optimist-Athletic-Park.aspx>

## MOUNTAIN VIEW BOWL

3919 Richmond Rd SW  
403-249-0858

<https://www.mountainviewbowling.com/>

Mountain View Bowl offers both five- and 10-pin bowling and frequently hosts corporate gatherings, parties, wedding receptions, fundraising events, and visits from school groups. But you can also just come in for a fun evening of bowling whenever you'd like.





# PARKS & REC



## OFF-LEASH AREAS

**STRATHCONA PARK OFF LEASH AREA** - GREENWAY, CALGARY, AB T3H 1K9

**STRATHCONA RAVINE OFF LEASH** - 111 STRATTON PARK SW, CALGARY, AB T3H 2V3

**EDWORTHY OFF LEASH DOG PARK** - 5427-5539 EDWORTHY ST SW, CALGARY, AB T3C 3B2

**COACH HILL OFF-LEASH DOG PARK** - 6204 COACH HILL RD SW, CALGARY, AB T3H 1J4

**GLENBROOK PARK OFF LEASH AREA** - 5298 32 AVE SW, CALGARY, AB T3E 6P4

## SHAGANAPPI POINT GOLF COURSE - PUBLIC COURSE

1200 26 St SW, Calgary, AB T3C 1K1  
403-300-1007

<https://www.calgary.ca/csps/recreation/golf-courses/shaganappi-point.html>

Overlooking downtown, this expansive golf course features 18 holes, a putting green & club house.





# PARKS & REC

## ERNEST MANNING ATHLETIC PARK

20 SPRINGBOROUGH BLVD SW, CALGARY, AB T3H 0N7

<https://www.calgary.ca/csps/recreation/athletic-parks/ernest-manning-athletic-park.html>

Football, soccer, field lacrosse, ultimate, field hockey, rugby, special events, tournaments



## CINEPLEX ODEON WESTHILLS CINEMAS

WESTHILLS, 165 STEWART GREEN SW, CALGARY . 403-246-5291

[https://www.cineplex.com/Theatre/cineplex-odeon-westhills-cinemas?](https://www.cineplex.com/Theatre/cineplex-odeon-westhills-cinemas?utm_source=google&utm_medium=organic&utm_campaign=local&utm_content=CPXWesthills)

[utm\\_source=google&utm\\_medium=organic&utm\\_campaign=local&utm\\_content=CPXWesthills](https://www.cineplex.com/Theatre/cineplex-odeon-westhills-cinemas?utm_source=google&utm_medium=organic&utm_campaign=local&utm_content=CPXWesthills)

## KILLARNEY AQUATIC & RECREATION CENTRE

1919 29 St SW, Calgary, AB T3E 2J7

PHONE: 403-268-2489

<https://www.calgary.ca/csps/recreation/pools/killarney.html>

Swim, play and stay active. We've got a heated pool and dive tank, a terrific weight and cardio gym, and a bright fitness studio. Bring your family for a splash, drop in for a workout or take a registered program.







## GRIFFITH WOODS PARK

160 Discovery Ridge Blvd SW, Calgary, AB T3H 5H3

<https://www.calgary.ca/csps/parks/locations/sw-parks/griffith-woods.html>

Griffith Woods Park is a primarily natural environment park that lies along the banks of the Elbow River in the southwest part of Calgary. This park is very large and is primarily a natural environment park. There are many trails throughout this park, both paved and unpaved, to explore. All of the trails at Griffith Woods Park are flat and easy to walk.

Park features:

- Paved pathways
- Gravel and dirt trails
- Pond
- Wetland
- Benches
- Soccer fields (located at 160 Discovery Ridge Blvd. S.W.)
- Basketball (located at 160 Discovery Ridge Blvd. S.W.)
- Playground (located at 160 Discovery Ridge Blvd. S.W.)





# PARKS & REC

## **SANDY BEACH PARK**

4500 14a St SW, Calgary

33 hectares along the Elbow River, with a playground, dog park, rafting access & picnic shelters.



## **NORTH GLENMORE PARK**

7305 Crowchild Trail SW

Waterfront 208-acre park with trails, playgrounds, tennis courts, fire pits, BBQs & picnic areas.



## **EDWORTHY PARK**

5050 Spruce Dr SW, Calgary

Natural parklands offering trails, fire & BBQ pits, playgrounds & off-leash dog areas.





# SHOPPING

## GROCERY STORES

Aspen Safeway - 375 Aspen Glen Landing SW  
Blush Lane Organic Market - 3000-10 Aspen Stone Blvd SW  
Sobeys - Strathcona Square - 555 Strathcona Blvd.  
Blair's No Frills - 882 85 St SW  
West Springs Co-op - 917 85 St SW # 100  
Sunterra Market - West Market Square - 1851 Sirocco Dr SW



## COUGAR RIDGE PLAZA

677 Cougar Ridge Dr SW

Gas station and convenience store,  
liquor store, dental and Andaro's Pizza.



## WENTWORTH CORNER

116 89 St SW, Calgary, AB  
Gas station, A&W



## WEST SPRINGS VILLAGE

873 85 St SW, Calgary  
Scotia Bank, Shoppers Drug mart, Dry  
Cleaners, restaurants, Starbucks, nail  
salon, medical services and more!



## ASPEN LANDING SHOPPING CENTRE

17 85 St SW, Calgary, AB T3H 0N5

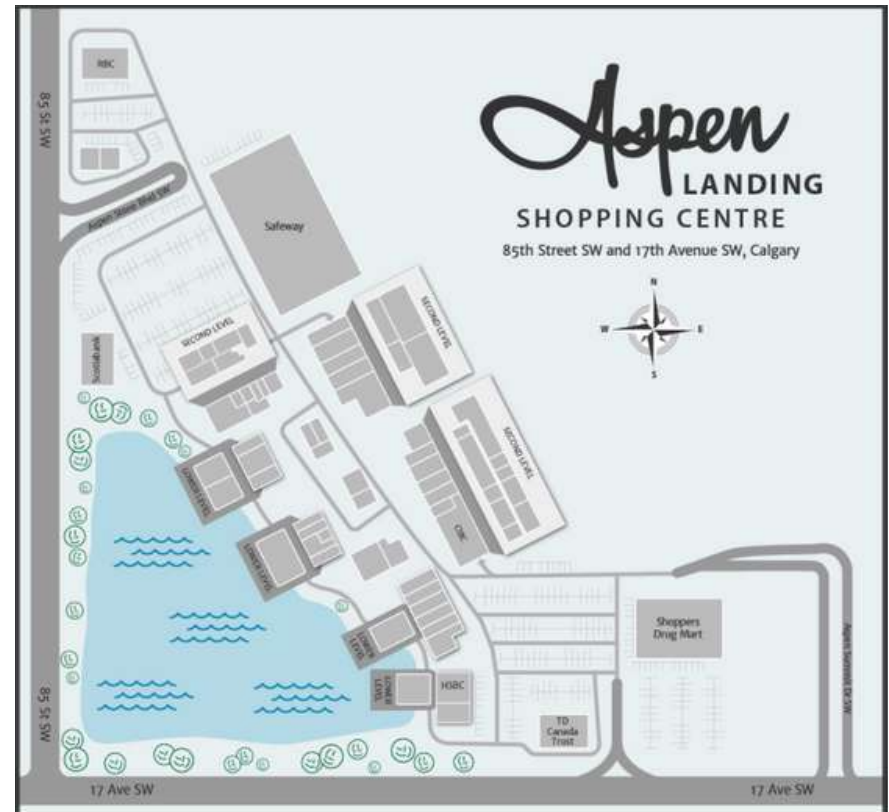
403-716-3162

<https://aspenlanding.ca/>

Aspen Landing Shopping Centre is situated in Calgary's west end, in prestigious Aspen Woods, on the corner of 85th Street and 17th Avenue SW. Aspen landing consists of 175,000 square feet of retail space and 40,000 square feet of premium second floor office space and serves as the dominant community shopping centre in West Calgary, servicing the communities of Aspen Woods, Christie Park, Strathcona Park, Wentworth, Springbank Hill and more.

a unique village concept centre, designed as a place for the community to gather, shop, work, dine, rejuvenate, and enjoy, lined with shops, boutiques and cafes that create an intimate atmosphere with an emphasis on charm.

TENANTS INCLUDE: SAFEWAY, SHOPPERS DRUG MART, BANKS, VARIOUS RESTAURANTS, FYI, COBBS BREAD, H&R BLOCK, MARBLE SLAB CREAMERY, STARBUCKS, PET PLANET, DRY CLEANERS, HEALTH & BEAUTY, FASHION, HEALTH & DENTAL, AND SO MUCH MORE!





## SHOPPING



### MARKET AT WEST SPRINGS

20 Westpark Link SW, Calgary  
No Frills Groceries, nail salon, restaurants, banks, wine, and more!

### SHOPPES @ MONTREUX

288 St Moritz Dr SW



### STRATHCONA SQUARE

555 Strathcona Blvd.  
Sobeys grocery and liquor stores, RBC bank, Canada Post, Good Earth, restaurant, hairdressers, and more.

### WESTBROOK MALL

1200 37 St SW

<http://www.westbrookmall.com/>

Indoor shopping mall - WalMart, Marks, banks, restaurants, EB Games, Starbucks, Sport Check and much more!



### SIGNAL HILL & WESTHILLS TOWN CENTRE

5715 Signal Hill Centre SW

<https://www.signalhillshopping.com/>

This huge outdoor mall offers a variety of shops, restaurants and services, including a movie theatre, Winners, Tim Hortons, Grocery stores. Lowes, gas stations, RONA, Mastermind Toys, and so much more!





# SERVICES

## FIRE DEPARTMENT

**CALL 911 for all emergencies.**



### **COACH HILL FIRE STATION NO. 29**

7027 Coach Hill Rd SW . 403-264-1022

## **CALGARY FIRE DEPARTMENT STATION 8**

1720 45 St SW, Calgary

## **POLICE**



### **CALGARY POLICE SERVICE DISTRICT 2 - ROSSCARROCK**

4506 17 Ave SW, Calgary, AB  
403-428-6200

## HOSPITALS



### **Foothills Medical Centre**

(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110 (Switchboard)

### **Alberta Children's Hospital**

(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

### **South Health Campus**

(24 hour Emergency)  
4448 Front St SE  
Phone: (403) 956-1111

### **Rockyview General Hospital**

(24 hour Emergency)  
7007 14 St SW  
(403) 943-3000

### **Sheldon M. Chumir Health Centre**

(OPEN 24 HOURS)  
1213 4 St SW  
(403) 955-6200

## **PHYSIO & CHIRO**

### **Momentum Health West Springs**

8561 8A Ave SW, Calgary  
403-453-3373

<https://www.momentumhealth.ca/West-Springs-Team>

### **Lifemark Physiotherapy Aspen**

339 Aspen Glen Landing SW  
#225, Calgary  
403-242-9001

<https://www.lifemark.ca/Aspen>



# SERVICES

## WALK IN CLININCS

### WEST SPRINGS MEDICAL

722 85 St SW, Calgary, AB  
403-240-2660

<https://www.westspringsmedical.com/>

### ASPEN LANDING

Professional Medical Center  
339 Aspen Glen Landing SW #221  
403-263-7997

### ROCKYVIEW STRATHCONA CLINIC

555 Strathcona Blvd SW #200  
403-686-3062

<http://www.rockyviewclinics.ca/>

### SIGNATURE MEDICAL CENTRE, WALK IN CLINIC

513-1851 Sirocco Dr SW  
403-454-7550

<https://signaturemedical.ca/>

### ASPEN WOODS CLINIC

85th - 8561 8A Ave SW Suite 2314  
403-455-7872

<https://aspenwoodsclinic.com/>

## VETS



### WEST SPRINGS VETERINARY HOSPITAL

917 85 St SW  
403-249-7387

<https://www.westspringsvet.ca/>

### SOUTH WEST VETERINARY HOSPITAL

8560 8A Ave SW #225  
403-453-7666

<http://www.southwestvet.ca/>

### ASPEN ANIMAL HOSPITAL

333 Aspen Glen Landing SW #103  
403-217-0460

<https://www.aspenanimalhospital.ca/>

### GLAMORGAN ANIMAL CLINIC

440, 5255 Richmond Rd SW  
403-246-1774

<https://www.glamorgananimalclinic.com/>

## DENTISTS

### COOPER DENTAL COUGAR RIDGE

677 Cougar Ridge Dr SW  
403-685-5510

<https://cooperdental.ca/>

### ASPEN DENTAL CARE

10 Aspen Stone Blvd SW #2104  
403-252-7732

<http://www.aspendentalcare.ca/>

### KHERANI DENTAL AT ASPEN

339 Aspen Glen Landing SW #228  
403-263-0055

<https://kheranidentalataspen.com/>

## EYES

### EYE EFFECTS

555 Strathcona Blvd SW #108  
403-686-4990

<https://eyeeffects.ca/>

### MODERN EYE

288 St Moritz Dr SW #2104  
403-265-2929

<https://modeye.ca/>

# SCHOOLS



## PUBLIC SCHOOLS

### Olympic Heights School (k-6)

875 Strathcona Dr SW  
403-777-8370

<http://school.cbe.ab.ca/school/OlympicHeights/>

### Vincent Massey School (7-9)

939 45 St SW  
403-777-7870

<http://school.cbe.ab.ca/school/VincentMassey/Pages/default.aspx>

### Ernest Manning High School (10-12)

20 Springborough Blvd SW  
403-249-3131

<http://schools.cbe.ab.ca/b826/>

## PRIVATE SCHOOLS

Calgary Waldorf School - [www.calgarywaldorf.org](http://www.calgarywaldorf.org)

Webber Academy - <http://www.webberacademy.ca/>

Calgary Academy - <https://calgaryacademy.com/>

Rundle College Primary/Elementary - <https://rundle.ab.ca/>

Renert School - [www.renertschool.ca](http://www.renertschool.ca)

## CATHOLIC SCHOOLS

### St. Michael School (K-9) Catholic

4511 - 8 Avenue SW  
403-500-2021

<https://stmichael.cssd.ab.ca/>

### St. Mary's High School (10-12) Catholic

111 - 18 Avenue SW  
403-500-2024

<https://www.cssd.ab.ca/schools/stmarys/Pages/default.aspx>

## PRE-SCHOOL

### Kodaly Preliminary School

40 Patterson Hill SW  
(403) 246-5533

### The Think Sun Preschool Academy

5555 Strathcona Hill SW  
(403) 240-4466

<http://www.thethinksunpreschool.com/>

## OTHER

### Calgary French & International School

700 77 St SW, Calgary  
403-240-1500

<https://www.cfis.com/>

### Holy Name School (K-6)

#### French Immersion

3011 - 35 Street SW  
403-500-2006

<https://www.cssd.ab.ca/schools/holyname/Pages/default.aspx>

