

OSPREY HILL

Prime Location	
	Direct residential access to WinSport Canada; vehicle entry via 1st Ave SW, pedestrian entry via pathway network.
	Close proximity to commercial amenities at Greenwood (Calgary Farmers Market), Trinity Hills (Save-On-Foods & PetSmart) and WinSport Canada (Medical Clinic).
	Future Commercial/Mixed Use zoning north of 1st Ave SW.
	Exceptional location and access — primary access located off TransCanada Highway via 109 street, SW.
	Easy access to Calgary Climbing Centre – Rocky Mountain, access via West Valley Rd SW.

Key Driving Locations	
WinSport Canada.....	3 min
Calgary Climbing Centre – Rocky Mountain	3 min
Calgary Gymnastics Centre.....	3 min
Valley Ridge Golf Club	6 min
Calgary Farmers Market – West	9 min
Bow Cycle & Sport	9 min
Real Canadian Superstore	9 min
Calaway Park	10 min
Shouldice Athletic Park BASEBALL DIAMONDS	10 min
Baker Park DISC GOLF	11 min
Bowness Park	12 min
Bow River	12 min
CF Market Mall.....	13 min
Landmark Cinemas CF MARKET MALL	13 min
Crowfoot Crossing.....	13 min
Foothills Medical Centre	13 min
University of Calgary	14 min
Alberta Children’s Hospital	15 min
Costco	20 min
Downtown.....	21 min
Bow River Trail	22 min
Cochrane.....	22 min
Kananaskis.....	43 min
Canmore	52 min

