



Riviera Langdon

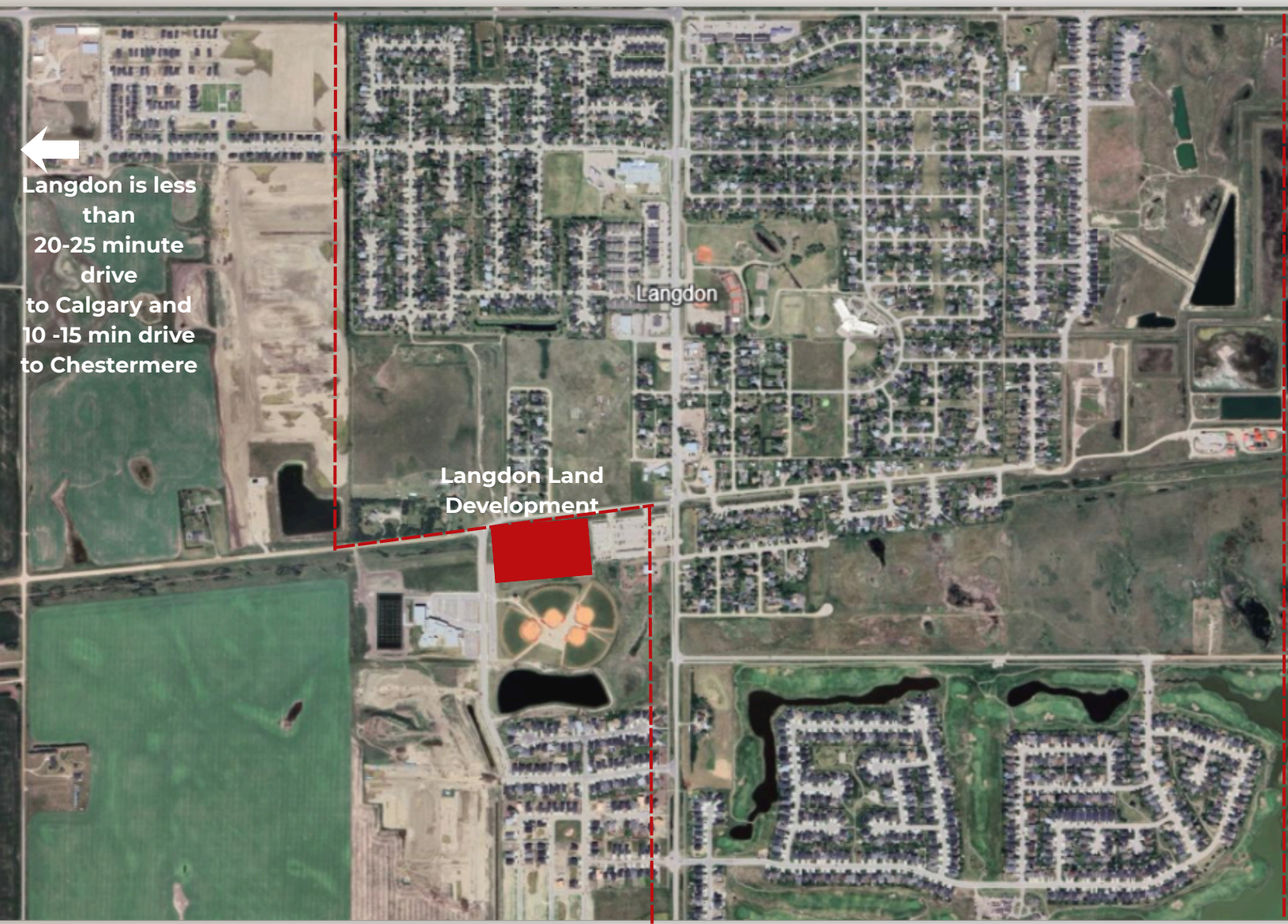
A Self-Sustaining Vision: By Mellite Group

RESIDENTIAL | COMMERCIAL | SENIOR FACILITY



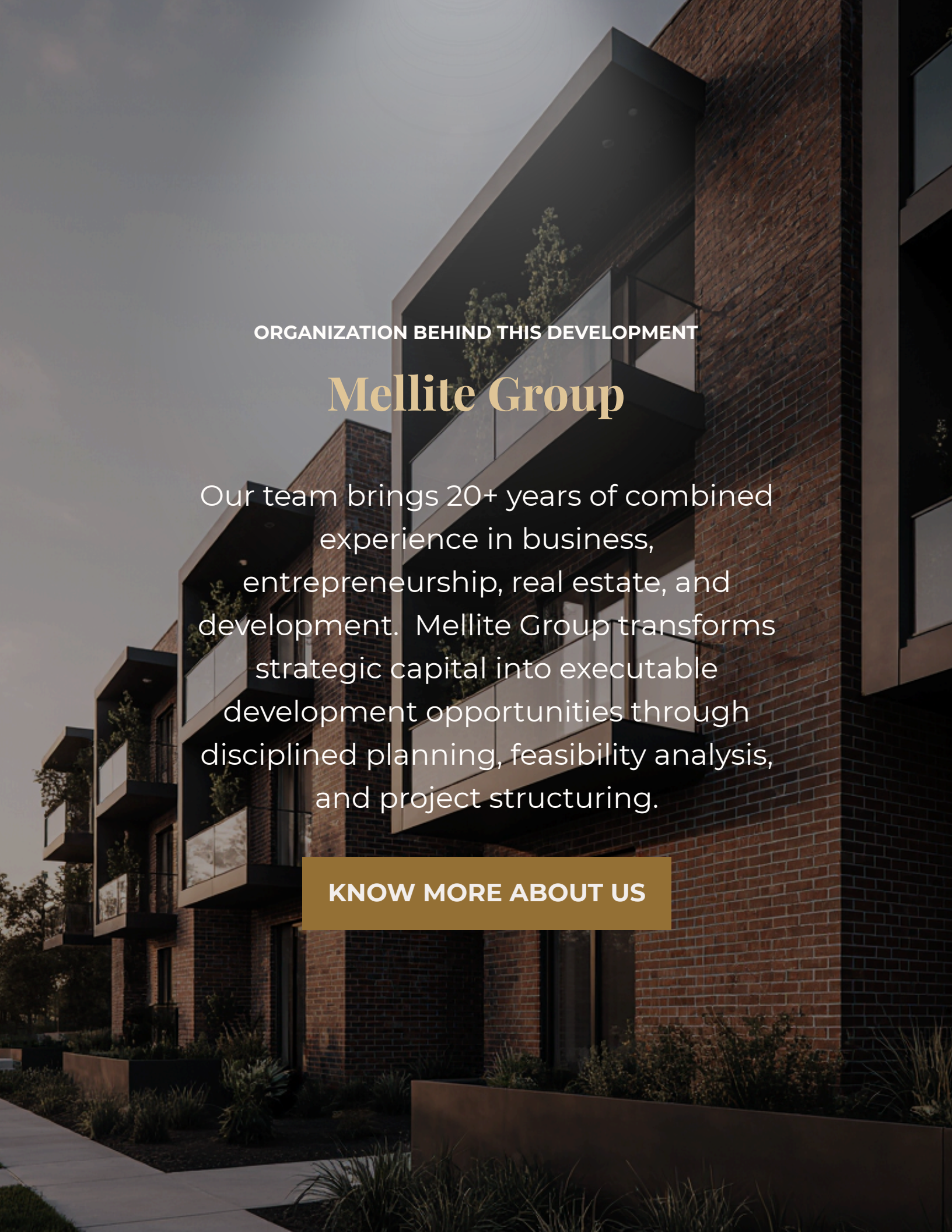
Capitalize on a Multi-Functional Community Ecosystem

This project is not just another residential subdivision; it's an integrated community designed to provide a complete, self-sustaining neighborhood node. With a strategic mix of residential units, commercial spaces, and a senior living facility, this development caters to the evolving needs of the region's population.



←
Langdon is less
than
20-25 minute
drive
to Calgary and
10 -15 min drive
to Chestermere

Langdon
Langdon Land
Development

A photograph of a modern, multi-story brick building with large windows and balconies. The building is constructed of dark red brick and features prominent horizontal bands of dark material. Balconies with glass railings and some potted plants are visible. The sky is overcast and grey. The overall tone is professional and architectural.

ORGANIZATION BEHIND THIS DEVELOPMENT

Mellite Group

Our team brings 20+ years of combined experience in business, entrepreneurship, real estate, and development. Mellite Group transforms strategic capital into executable development opportunities through disciplined planning, feasibility analysis, and project structuring.

KNOW MORE ABOUT US

Property Profile

Located in Langdon, Alberta, approximately 20 minutes east of Calgary, this site benefits from direct access to major regional corridors, including the Trans-Canada Highway (Highway 1) and Highway 560 (Glenmore Trail extension).

The project sits within the Calgary growth corridor, with proximity to Chestermere and Strathmore, connecting residents to major job hubs. The true value lies in the immediate, across-the-street amenities that make daily living effortless.

LOCATION	312 Township Rd 233A, Langdon, AB T0J 1X2
LAND SIZE	9.5 Acres Already zoned and ready for subdivision
SALE PRIZE	Residential unit: \$285,000 - \$325,000
ASSET TYPE	Residential, Commercial, and Senior Facility
RESIDENTIAL	35 single detached house units Lot size - min size 4,600 SF to max 13,800 SF
COMMERCIAL & SENIOR FACILITY	Direct Control Approx 2.5 Acres of Land
TIMELINE	Servicing will start in Q3 2026, followed by lot handovers as they become ready for construction.



Nearby Amenties

Grocery stores: Save on food, Dollarama

School: Horseshoe Crossing High School

Others: Tim Hortons, McDonald's, Pizza Hut, Subway, Dairy Queen, Car Wash,

Existence of less commercial plazas makes the demand high for our commercial units

Upcoming Amenties

Upcoming projects to be built in Langdon:

- Langdon Little League → maintenance of 6 ball diamonds
- Langdon Community Association (operations) → park + fieldhouse operations
- Langdon Community Association (capital) → new disc golf project
- Pickleball Club → nets
- Theatre Association → operations
- Synergy Youth Society → rental support
- De Havilland Aircraft Manufacturing Facility
- Data Centers

Population Distribution

↑4.1%

Rocky View's
population growth
2016-21

As a part of Rocky View County, Langdon's population is also anticipated to grow, alongside the area's overall development.

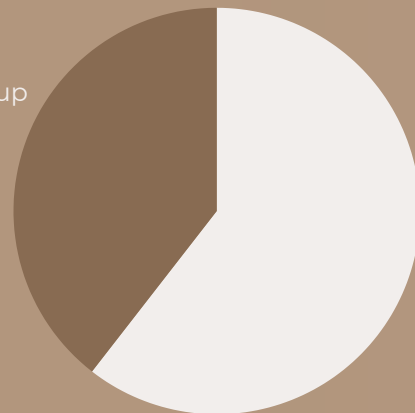
This is supported by the approval of the Area Structure Plan for Langdon (2016), which includes plans for further residential expansion.

+60%

Langdon's Working
population

A large portion of Langdon's population falls within the working-age household segment, representing the primary driver of suburban residential demand in commuter communities such as Langdon.

Other age group
2,065



25-64 years
3,165



And almost 20% of the population of Rocky View County is 65 years and older, many of whom have been drawn to the area by the rural or small-community atmosphere, increasing the demand for Senior facility units.

Mellite Group

WITH A RAPIDLY GROWING POPULATION AND A DOCUMENTED SHORTAGE OF COMMERCIAL AND SENIOR-CARE INFRASTRUCTURE, LANGDON IS THE CALGARY REGION'S NEXT MAJOR SUCCESS STORY.

THE OPPORTUNITY IS CLEAR. THE DEMAND IS PROVEN.

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Site Plan

S

CENTREST

RAILWAY AVE NW

LOT 1PUL

BLOCK 1

PLAN 021 1060

2.50m PROPOSED CONC. SIDEWALK

2.50m PROPOSED CONC. SIDEWALK

UR/W PLAN 121 2725

h15.0

CRU
+
MIXED USE
APARTMENTS

SENIOR
FACILITY

R/W PLAN 171 0430

VIEW OUR SITE VIDEO

5

10m EX. CONC. SIDEWALK

Langdon Lot Details

LOT	SIZE	TOTAL AREA
1	115'X88'	6100 SF
2	115' X 42'	4800 SF
3	115' X 42'	4800SF
4	115' X42'	4800SF
5	115'X 42'	4800 SF
6	121'X 42'	6400 SF
7	121' X 30'	8600 SF
8	170' X 30'	13800 SF
9	121' X 30'	5900 SF
10	108' X42'	4600SF
11	108"X 42'	4600 SF
12	108' X 42'	4600 SF
13	108' X 42'	4600 SF
14	108' x 42'	4600SF
15	108' X42'	4600SF
16	108'X42'	4600 SF
17	108' X 42'	4600 SF
18	108' X 42'	4600 SF
19	108' X 42'	4600SF
20	108" X42'	4600SF

LOT	SIZE	TOTAL AREA
21	108'X 42'	4600SF
22	108' X 42'	4600 SF
23	108' X 42'	4900 SF
24	113' X 52'	5500SF
25	113'X43'	4900SF
26	113'X 43'	4900SF
27	113'X 43'	4900 SF
28	113'X 43'	4900 SF
29	113' X 43'	4900SF
30	113' X39'	4700SF
31	113'X 43'	4900SF
32	113' X 43'	4900 SF
33	113' X 43'	4900 SF
34	113'X 43'	4900 SF
35	113' X 43'	4900SF