



MRV District

About MRV District

At the heart of Calgary’s 17th Avenue, you’ll find First Capital’s MRV District. In an affluent neighbourhood with fine dining, casual cuisine, trendy cafes, boutique shopping and international retailers, MRV District is an upbeat neighbourhood that provides the perfect work-life balance.

Home to such retailers as Kit and Ace, Fjalraven, West Elm, Oasis Spa, and eateries like Ten Degrees Chocolate, and Black Sheep. MRV District also provides a solid mix of services for your busy lifestyle such as Goodlife, Urban Fare, Canadian Tire, Shoppers Drug Mart and go-to offerings such as Browns Socialhouse, Butter Block, and Fork & Salad. MRV District is the perfect combination of work and entertainment.



Transit Score 73



Walk Score 94



Bike Score 96



	1km	3km	5km
Household Income	\$120,967	\$152,883	\$149,258



Households	18,027	65,033	111,514
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Population	29,639	123,295	230,394
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Mount Royal Village

880 16th Avenue South West
Calgary, Alberta, T2R 1J9



Mount Royal Block

815 17th Avenue South West
Calgary Alberta T2T 0A1



The Devenish

908 17th Avenue South West
Calgary, Alberta, T2T 0A3



Mount Royal East

1575 7th Street South West
Calgary Alberta T2R 1N5



Mount Royal West

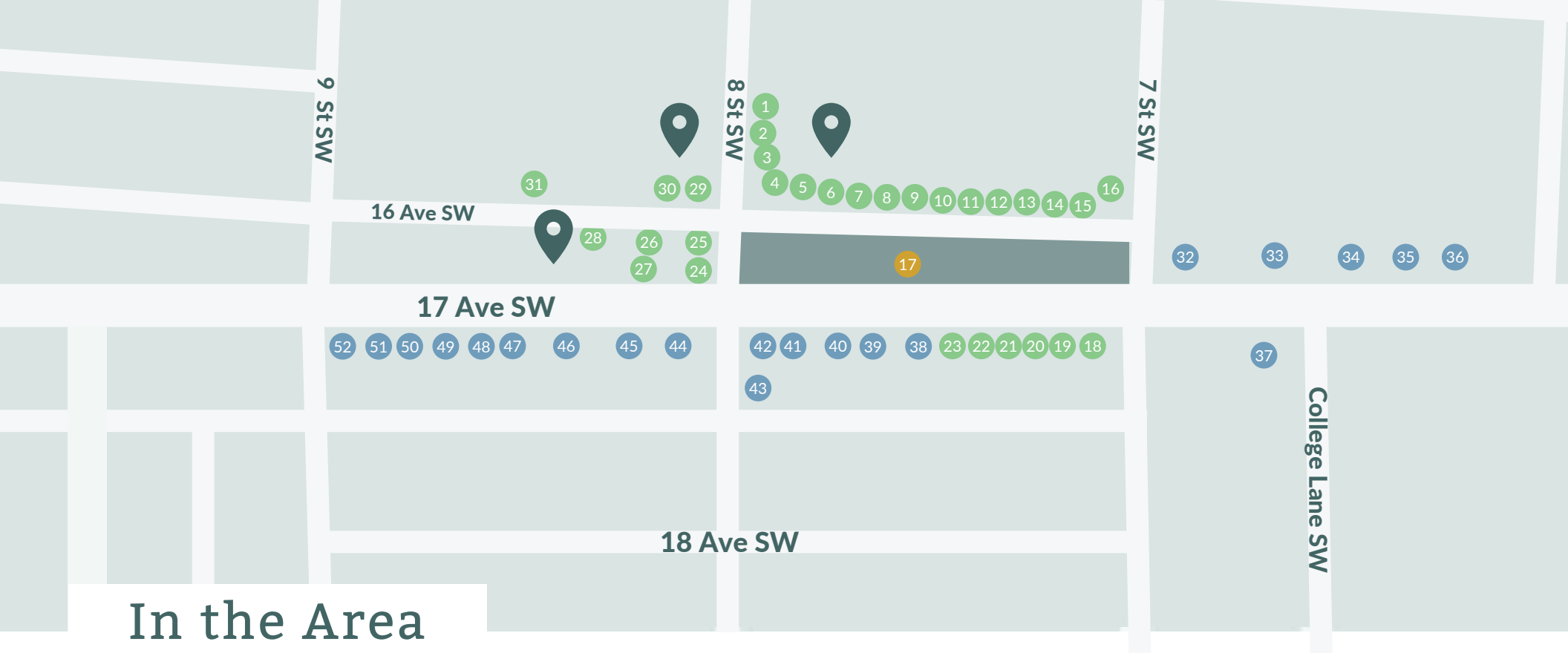
1515 8th Street South West
Calgary, Alberta, T2R 1C1



Mount Royal Centre

850 16th Avenue South West
Calgary Alberta T2R 0S9





In the Area

● Shops/Food/Other Retailers
 ● Non-FCR Retailers
 ● Amenities
 ● Office Availabilities

- | | | | |
|--------------------------------|-------------------------------------|-------------------------------------|-------------------------|
| 1. Tim Hortons | 14. Robert Sweep | 27. Betty Lou's Library | 40. Cobbs Bread Bakery |
| 2. Goodlife Fitness | 15. Brass Monocle | 28. Butter Block & CO | 41. Panago Pizza |
| 3. Oasis Wellness Centre & Spa | 16. Kit and Ace | 29. Urban Fare | 42. Subway |
| 4. Browns Social House | 17. Tomkins Park | 30. Canadian Tire | 43. Freshii |
| 5. West Elm | 18. Shoppers Drug Mart | 31. KB & CO | 44. Best Buy |
| 6. Herc's Nutrition | 19. Beyond Scarf | 32. Analog Coffee | 45. Structube |
| 7. Fire N Ice Lounge | 20. Vape World | 33. Porch | 46. TD Canada Trust |
| 8. TEN Degrees Chocolate | 21. Fjallraven | 34. Trolley 5 Bewpub | 47. Era Style Loft |
| 9. Purr Tea | 22. Black Sheep Pâtisserie | 35. Rumble Boxing Studio | 48. Move |
| 10. Bamboo Ballroom | 23. Arcteryx | 36. Sal's Pizza | 49. The Halal Guys |
| 11. Ollia Macarons & Tea | 24. Ethos Bridal Group | 37. Blanco Cantina | 50. Leela Eco Spa |
| 12. Leo Boutique | 25. Kate Hewko | 38. Buon Giorno Ristorante Italiano | 51. D Spot Dessert Cafe |
| 13. Purple Orchid | 26. Danielle's Consignment Boutique | 39. Socality House | 52. Ceili's |

Neighbourhood Features

- 1-minute walk to 8th St SW Bus Stop
- 1-minute walk to 15th Ave SW bike lanes
- 11-minute bike to Elbow River Pathway
- 3-minute drive to Earl Grey Park (1.1km)
- 5-minute drive to Calgary Courts Centre (1.6km)
- 6-minute drive to CORE Shopping Centre (1.7km)
- 8-minute drive to City Hall (2.8km)
- 9-minute drive to Service Canada Centre (3km)
- 22-minute drive to Calgary International Airport (20.5km)

[Click Here to MRV District on Google](#)





Mount Royal Village

880 16th Avenue South West
Calgary Alberta T2R 1J9

Office Availability 2,843 sf

Unit Number

B02001A

Floor

2nd

SF

2,843 sf

Available

Immediately

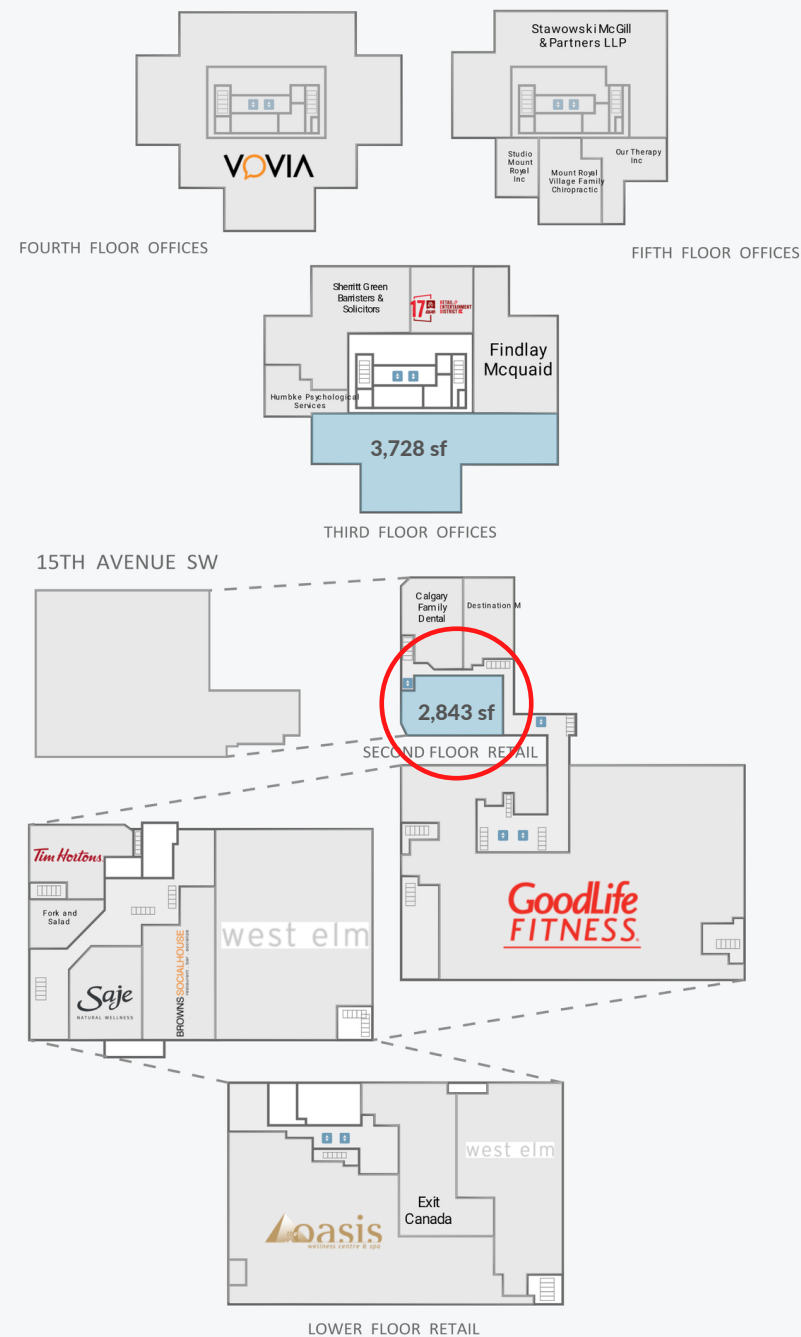
Additional Rent

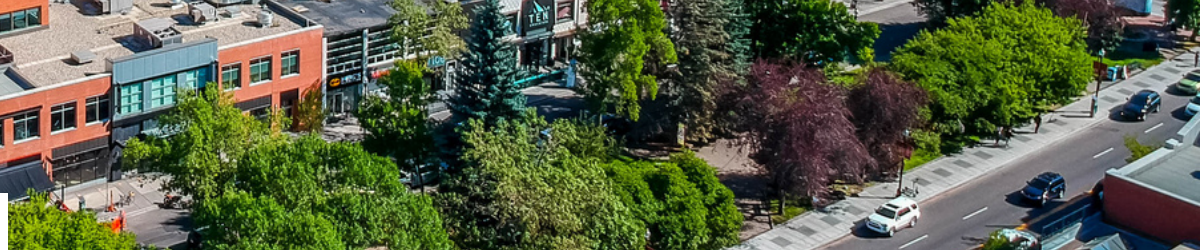
\$22.63 psf

*this is an approximate and
rates are subject to change.*

Ideal Use

This second floor space is
perfect for retail or office space





Mount Royal Village

880 16th Avenue South West
Calgary Alberta T2R 1J9

Office Availability 3,728 sf

Unit Number

A03003A

Floor

3rd

SF

3,728 sf

Ideal Use

This turn key office space provides plenty of natural light and a private balcony.

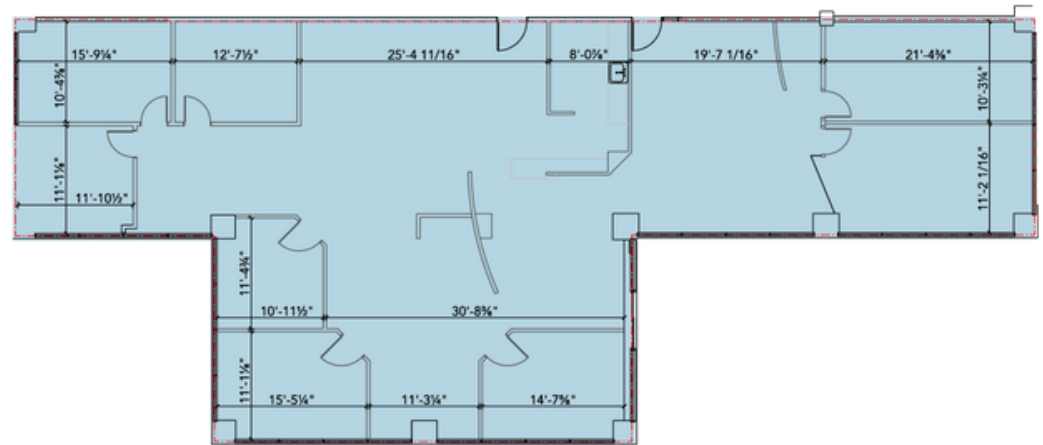
Available

Immediately

Additional Rent

\$22.63 psf

this is an approximate and rates are subject to change.



Potential Buildout Renderings





Mount Royal West

1515 8th Street South West
Calgary, Alberta, T2R 1C1

Office Availability 6,500 sf

Unit Number
A03002B

Floor
3rd

SF
6,500 sf

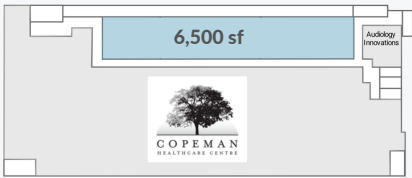
Available
Immediately

Additional Rent

\$13.53 psf
*this is an approximate and
rates are subject to change.*

Ideal Use
This 3rd floor space provides a
blank canvas for a new office space
with a private balcony, plenty of
natural light and the opportunity
to demise.

Potential Buildout Renderings



THIRD FLOOR



SECOND FLOOR



MAIN FLOOR

8TH STREET SW



The Devenish

908 17th Avenue South West
Calgary, Alberta, T2T 0A3

First Floor

SF	Available
485 sf	30 Day Notice
714 sf	Immediately
838 sf	Immediately
885 sf	Immediately
1,642 sf	Immediately

Second Floor

SF	Available
373 sf	Immediately
833 sf	Immediately

Third Floor

SF	Available
519 sf	30 Day Notice
1,089 sf	Q3 2022
1,602 sf	Q3 2022

Additional Rent

\$18.45 psf

*this is an approximate and
rates are subject to change.*



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