# TransCanada Centre

1440 52nd Street North East, Calgary, AB

FIRST CAPITAL

About the Location

TransCanada Centre is conveniently located on 52nd Street just off the TransCanada Highway in northeast Calgary. This highly trafficked centre is easily accessible for both city goers and local neighbourhood members alike. Offering an excellent mix of medical, paramedical, personal services, and foodservice tenants, TransCanada Centre is a smart one-stop shopping destination for everyday needs.
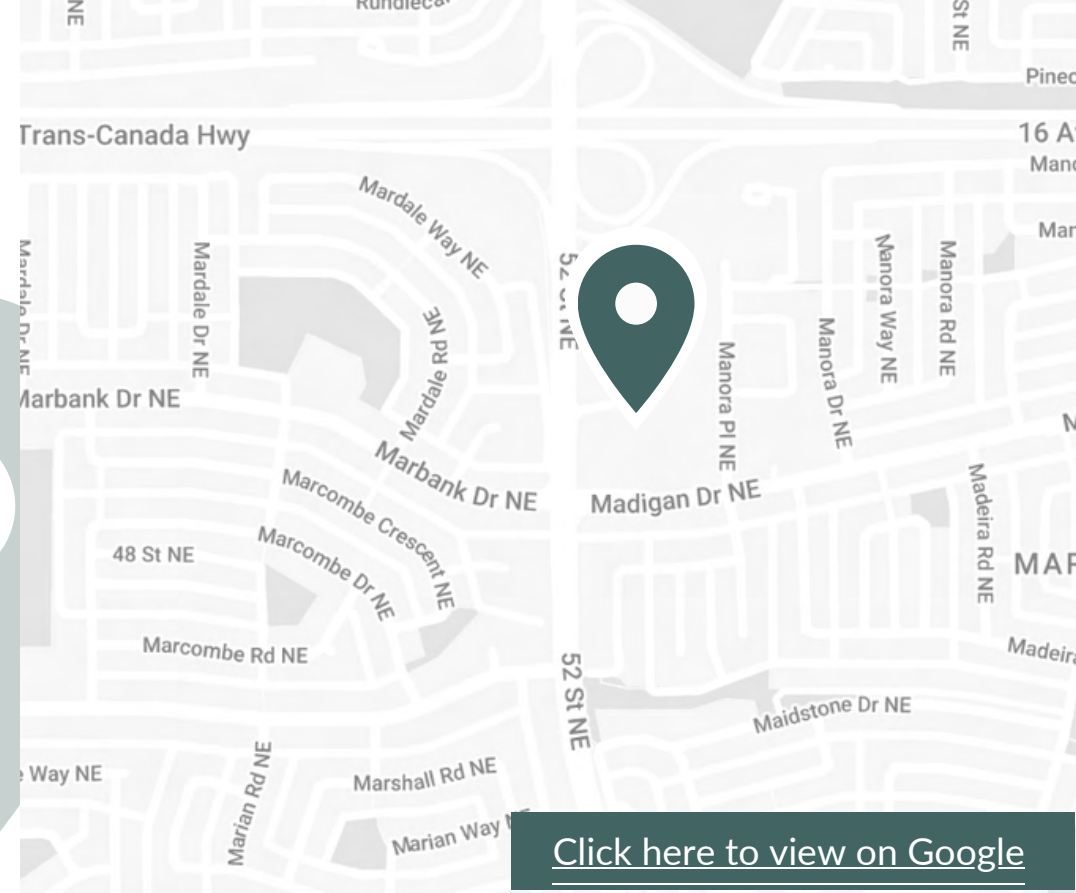
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Neighborhood Features

✓ *2-MINUTE DRIVE TO TRANSCANADA HIGHWAY (1 KM)*

✓ *7-MINUTE DRIVE TO VILLAGE SQUARE MALL (2.1 KM)*

✓ *13 MINUTE DRIVE TO DOWNTOWN CALGARY (8.8KM)*

Nearest Bus line
NB 52 ST NE @ Madigan DR (12 m)

Nearest Rail line
NB Marlborough Station (3.7 km)
10 minute bus ride from Transcanada Centre

Population (5km)
170,391

Household Income (5km)
$83,706

Households (5km)
56,852

Bike Score
72

Traffic count
51,500

Featured Amenities and Tenants

Rexall   DOLLARAMA $ save on foods   SUBWAY

Esso   GYMVMT   ups   KFC

Notable Locations

Pineridge School

Rundlecairn Park

52 St NE

Trans Canada Highway

Cappy Smart School

Chris Akkerman School

TransCanada Centre

● Bus Route 23

● Bus Route 49

Leasing Opportunities

Unit Number	SF	Ideal Uses	Availability
C01164A	3,156 SF	Retail or Restaurant	Q2 2024

Unit - C01164A

Size	3,156 SF
Unit Number	164
Availability	Q2 2024
Ideal Use	Retail or Restaurant
HVAC	2 x 3 ton + 7.5 ton
Power	400amp

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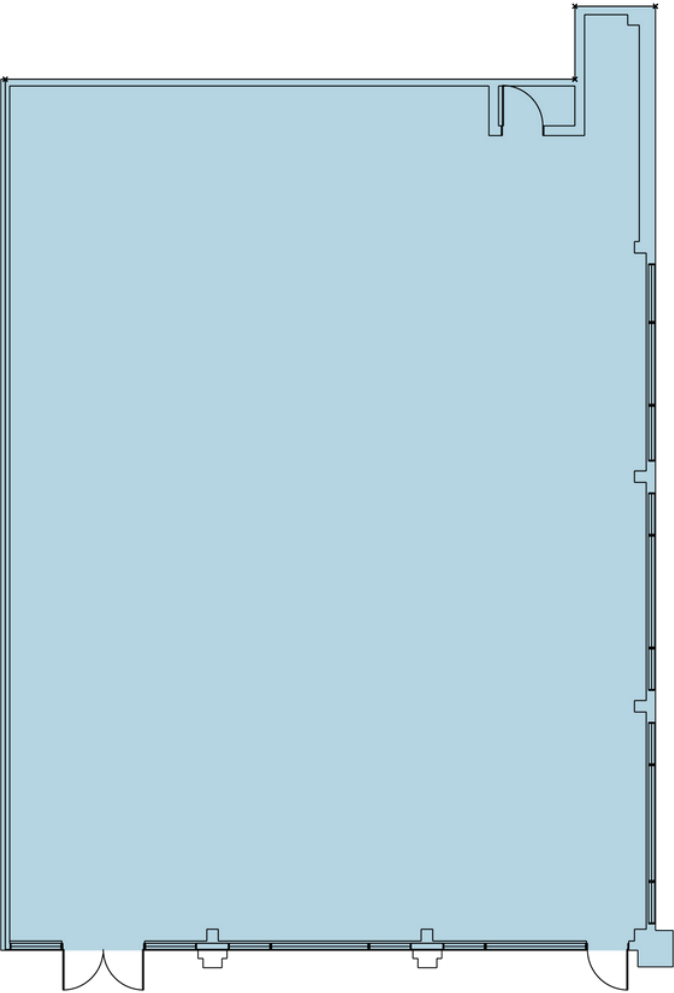
Kelly Frank
Director, Leasing
kelly.frank@fcr.ca
403-257-6889