



## About MRV District

At the heart of Calgary's 17th Avenue, you'll find First Capital's Mount Royal Village 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, Fjallraven, West Elm, Oasis Spa, and eateries like Fire N Ice Lounge, 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. Mount Royal Village District is the perfect combination of work and entertainment.



Population (5km)  
229,015



Bike Score  
96



Household Income (5km)  
\$149,695



Walk Score  
97



Households (5km)  
110,750



Transit Score  
73



Traffic count  
27,000

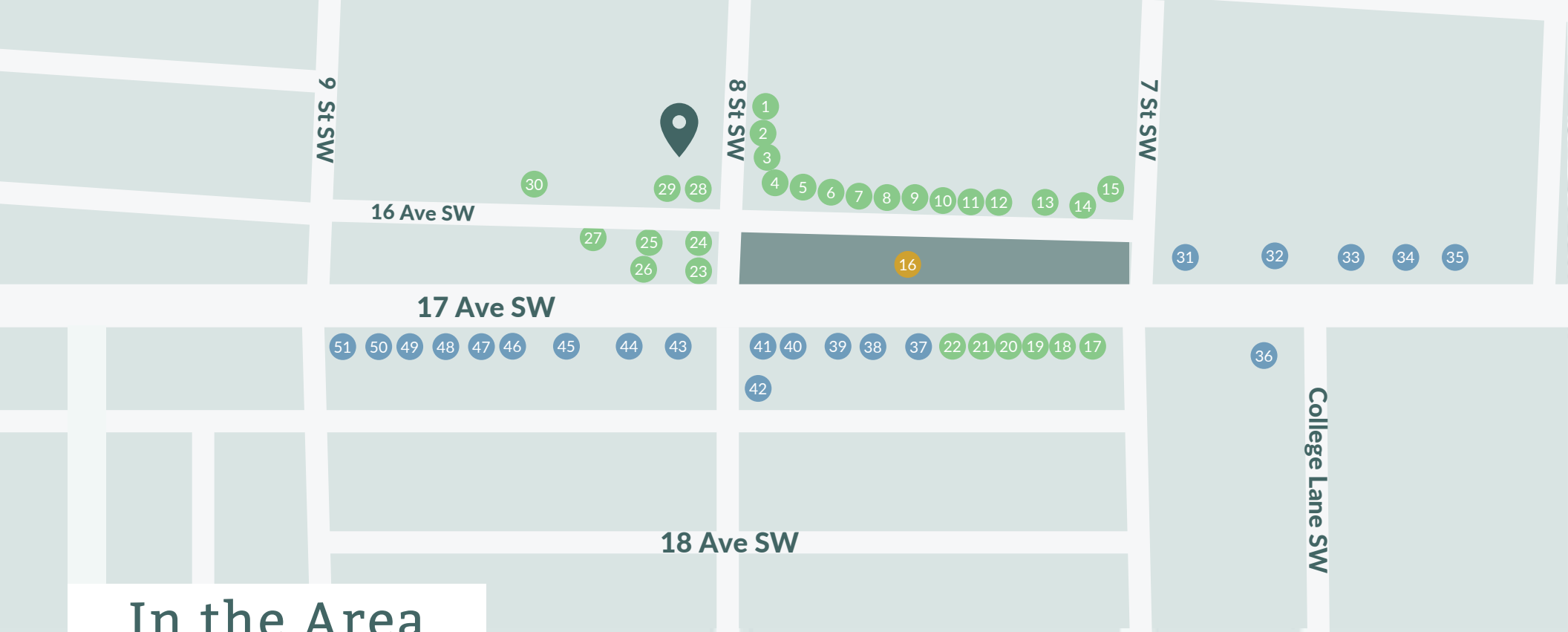


Nearest Bus line  
1-minute walk to 8th St SW Bus Stop



Nearest Rail line  
14-minute walk to 8th St SW Light Rail station





## In the Area

● Shops/Food/Other Retailers  
 ● Non-FCR Retailers  
 ● Amenities  
 📍 Office Availability

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

# 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 West

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

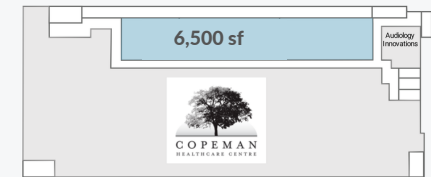
<b>Size</b>	6,500 sf
<b>Unit Number</b>	A03002B
<b>Floor</b>	3rd
<b>Available</b>	Immediately
<b>Ideal Use</b>	Office
<b>Additional Rent*</b>	\$13.53 psf

## Notes

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.

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

## Potential Buildout Renderings



THIRD FLOOR



SECOND FLOOR



MAIN FLOOR

8TH STREET SW



