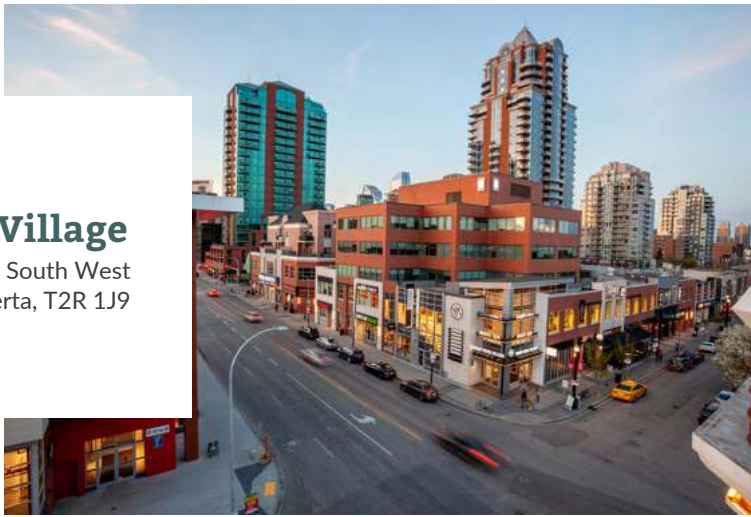




MRV District

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

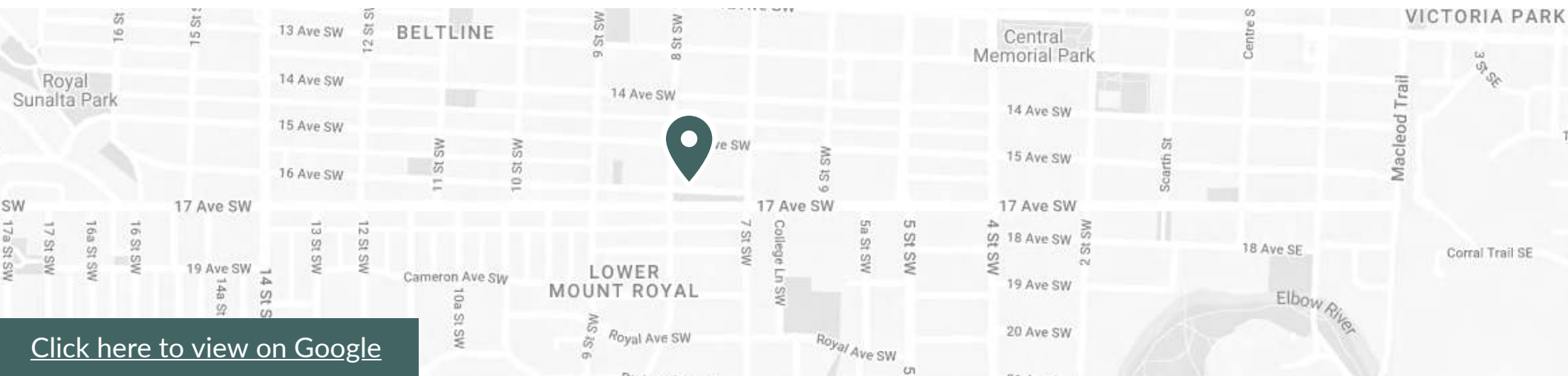
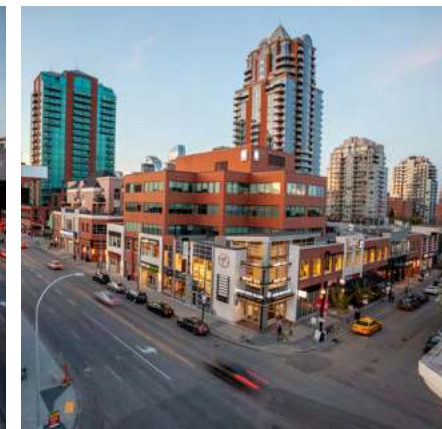


About the Neighbourhood

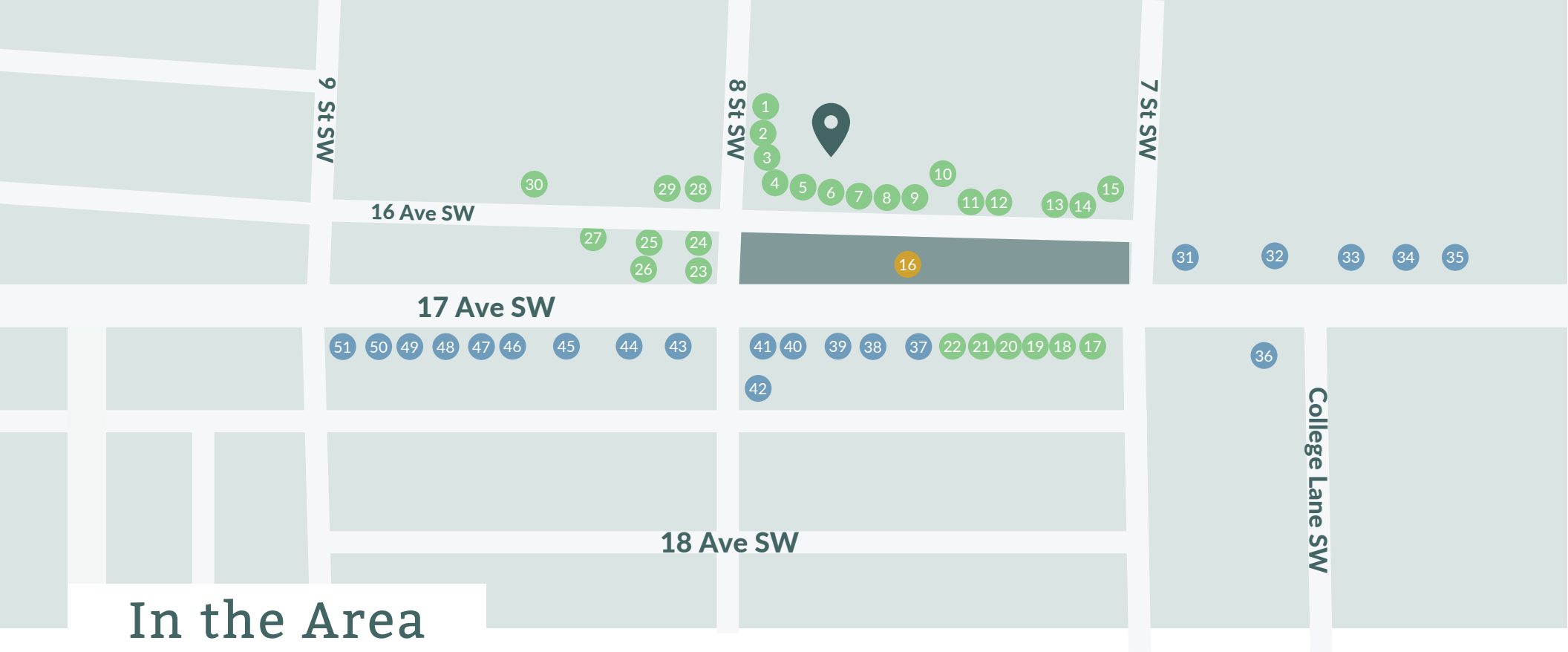
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village perfectly blends in with its surroundings.

The area is home to a variety of retailers such as Kit and Ace, Fjällräven, West Elm, Oasis Spa, as well as several dining options including Browns Social House and Black Sheep. In addition, the community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire, and Shoppers Drug Mart. With several bus stops and light rail stops located nearby, Mount Royal District is easily accessible by public transit.

Overall, the Mount Royal District is the perfect destination for anyone looking to experience an exciting and diverse mix of shopping, dining, and entertainment options in a convenient and accessible location.



[Click here to view on Google](#)



In the Area

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

- | | | | |
|--------------------------------|-------------------------------------|-------------------------------------|-------------------------|
| 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. Mas Studio | 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. Socality House | 51. Ceili's |
| 13. Robert Sweep | 26. Betty Lou's Library | 39. COBS Bread | |

Neighborhood Features



3-MINUTE DRIVE TO EARL GREY PARK



6-MINUTE DRIVE TO CORE SHOPPING CENTRE



22-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT



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



Nearest Rail line
14-minute walk to 8th Street SW Light Rail stop



Population (5km)
229,015



Household Income (5km)
\$149,695



Households (5km)
110,750



Bike Score
96



Walk Score
97



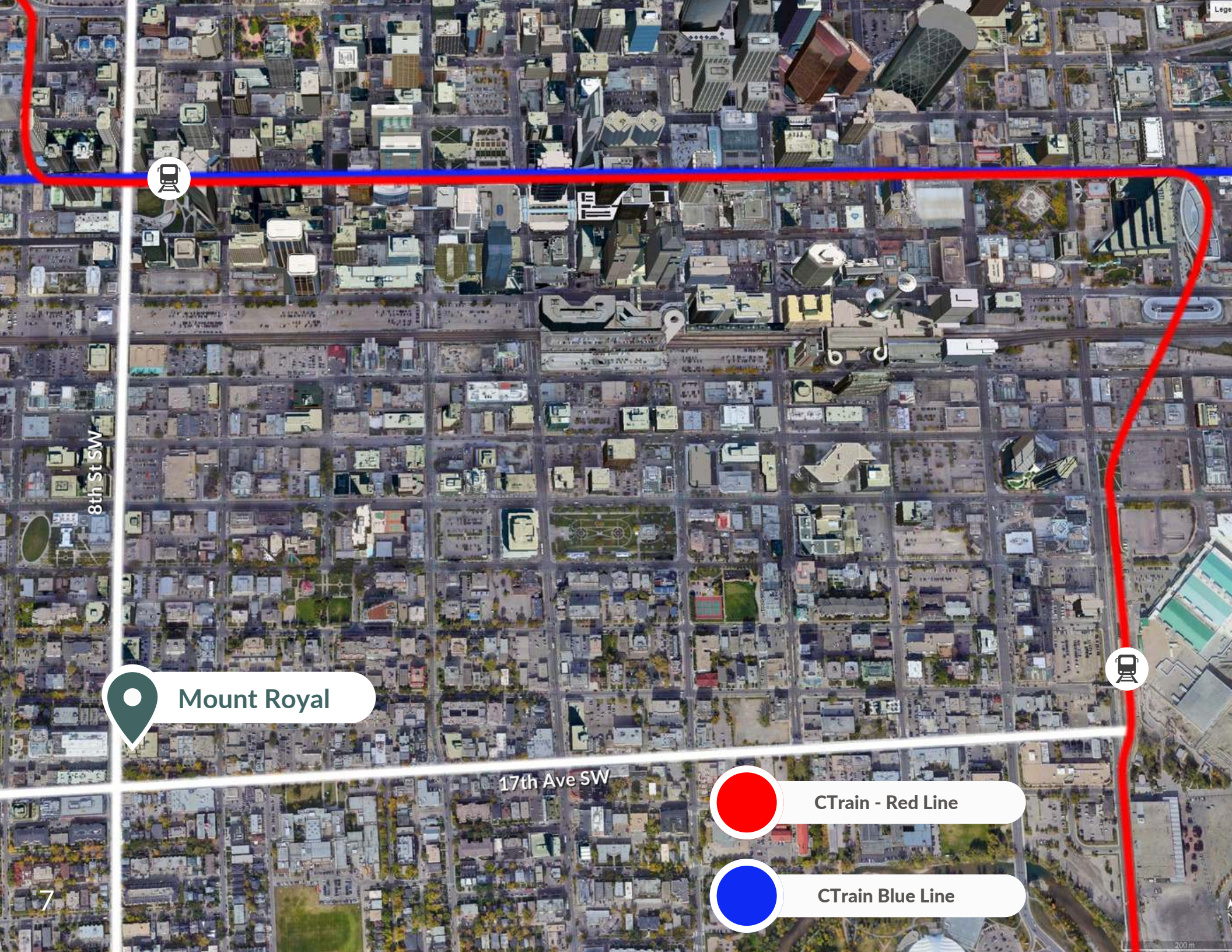
Transit Score
73



Traffic count
27,000

Featured Amenities and Tenants





8th St SW

Mount Royal

17th Ave SW

7

200 m



CTrain - Red Line



CTrain Blue Line



Table of Contents

<u>Mount Royal East</u>	8
<u>Mount Royal West</u>	13
<u>Mount Royal Village</u>	16
<u>Mount Royal Block</u>	24
<u>The Devenish</u>	29



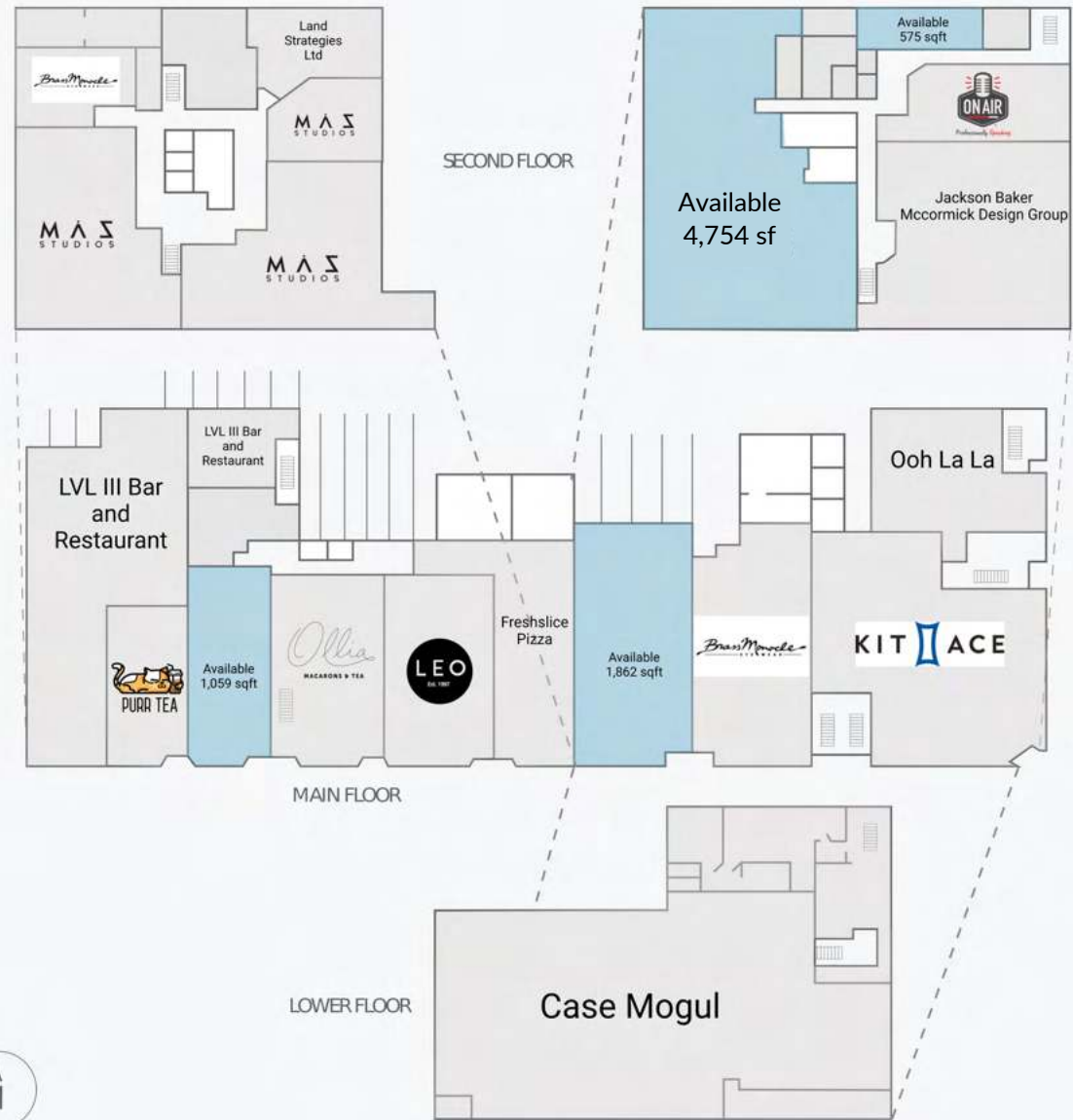
Mount Royal East



Leasing Opportunities

Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
BO1004A	1	1,059	\$27.61	Under Contract
A01004A	1	1,862	\$27.61	Immediate
AO2001A	2	575	negotiable	Immediate
AO2005B	2	4,754	\$20.96	Immediate

Site Plan



Leasing Opportunities

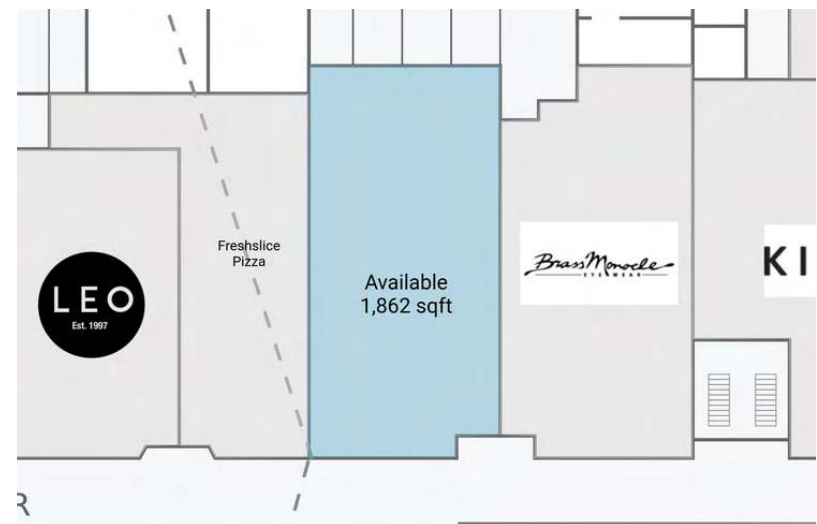
Size	1,059 SF
Unit Number	BO1004A
Floor	1st
Availability	Under Contract
Ideal Use	Retail
Additional Rent*	\$27.61

**2024 Estimates and rates are subject to change*



Size	1,862 SF
Unit Number	A01004A
Floor	1
Availability	Immediate
Ideal Use	Retail
Additional Rent*	\$27.61

**2024 Estimates and rates are subject to change*



Leasing Opportunities

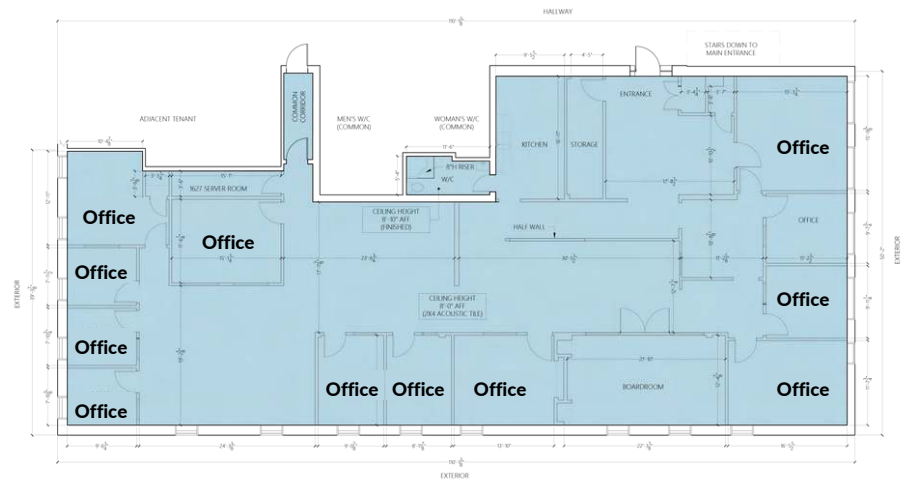
Size	575 SF
Unit Number	AO2001A
Floor	2nd
Availability	Immediate
Ideal Use	Office
Additional Rent*	negotiable

*2024 Estimates and rates are subject to change



Size	4,754SF
Unit Number	AO2005B
Floor	2nd
Availability	Immediate
Ideal Use	Office
Additional Rent*	gross deals available - \$20.96

*2024 Estimates and rates are subject to change



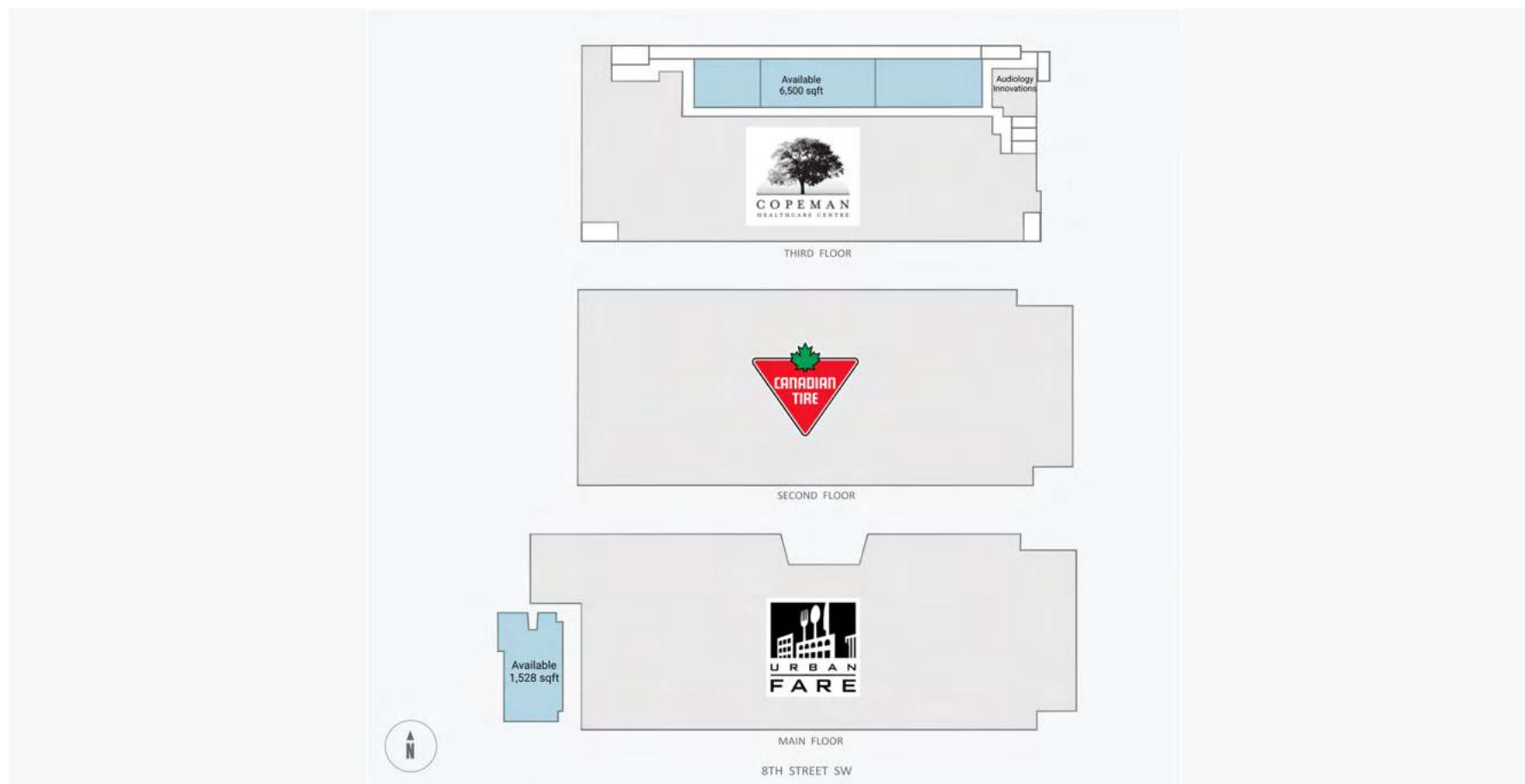


Mount Royal West



Leasing Opportunities

Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
A01002A	1	1,528	\$21.11	TBD
AO3002A	3	6,500	\$18.31	Immediate



Leasing Opportunities

Size	6,500 SF
Unit Number	AO3002A
Floor	3rd
Available	Immediately
Ideal Use	Office
Additional Rent*	\$18.31 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.

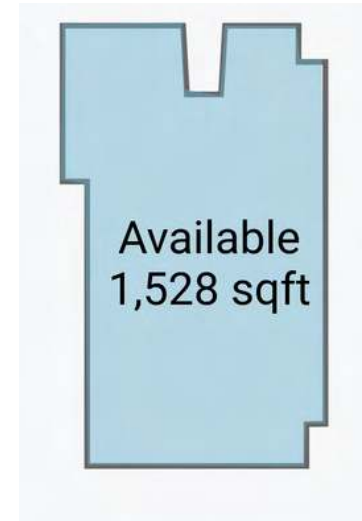
**2024 Estimates and rates are subject to change*



Leasing Opportunities

Size	710 SF
Unit Number	A01002A
Floor	1
Availability	TBD
Ideal Use	QSR
Additional Rent*	\$21.11

**2024 Estimates and rates are subject to change*





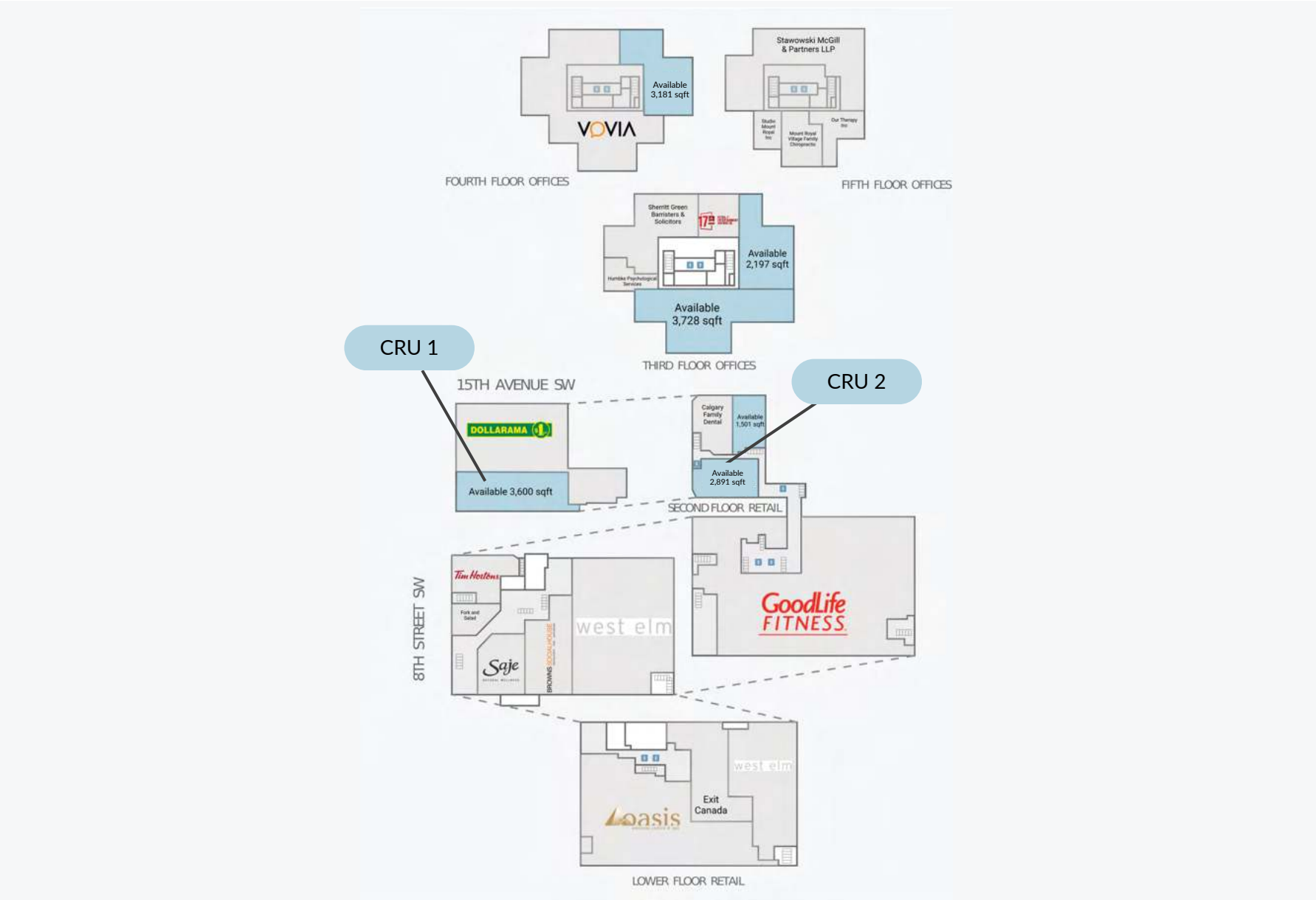
Mount Royal Village



Leasing Opportunities

Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
CRU 1	1	3,600	\$25.02	Available Q4 2024
CRU 2	2	2,843	\$21.97	Available Q4 2024
B02003A	2	1,651	\$25.02	Immediate
A03003A	3	3,241	\$21.97	Immediate
A03003B	3	2,197	\$21.97	Immediate
A04002B	4	3,181	\$21.97	Immediate

Leasing Opportunities



*2024 Estimates

Leasing Opportunities

Size	3,600 sf
Unit Number	CRU1
Floor	1st
Availability	Available Q4 2024
Ideal Use	Retail
Additional Rent*	\$25.02 psf

This brand new retail space has frontage along 8th street and is located between Dollarama and Tim Hortons. It is conveniently situated within a 1-minute walk to two different bus stops and minutes away from the CTrain.

Size	2,891 sf
Unit Number	CRU 2
Floor	2nd
Availability	Available Q4 2024
Ideal Use	Office
Additional Rent*	\$21.97 psf

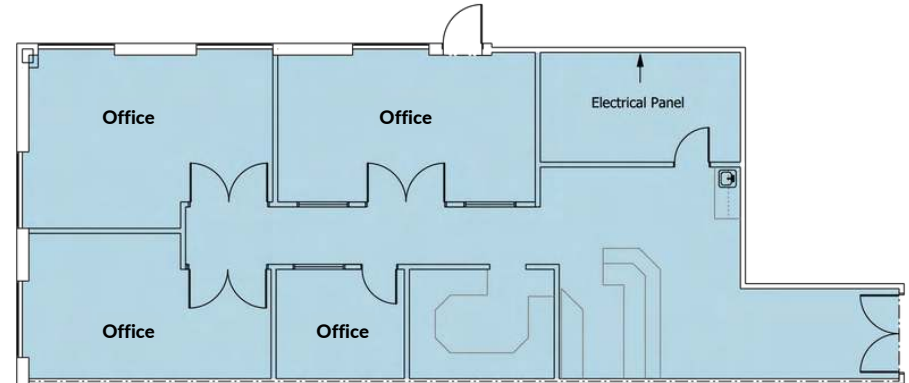
This brand new second-floor office space is located along 8th street and is located above Dollarama and Tim Hortons. This space is currently in shell condition.



Leasing Opportunities

Size	1,651SF
Unit Number	B02003A
Floor	2nd
Availability	Immediate
Ideal Use	Retail or Office
Additional Rent*	\$25.02 psf

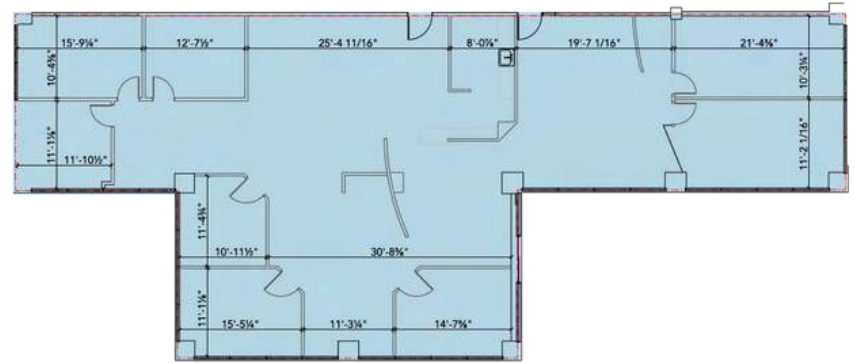
**2024 Estimates and rates are subject to change*



Leasing Opportunities

Size	3,241 SF
Unit Number	A03003A
Floor	3rd
Availability	Immediate
Ideal Use	Office
Additional Rent*	\$21.97 psf

*2024 Estimates and rates are subject to change



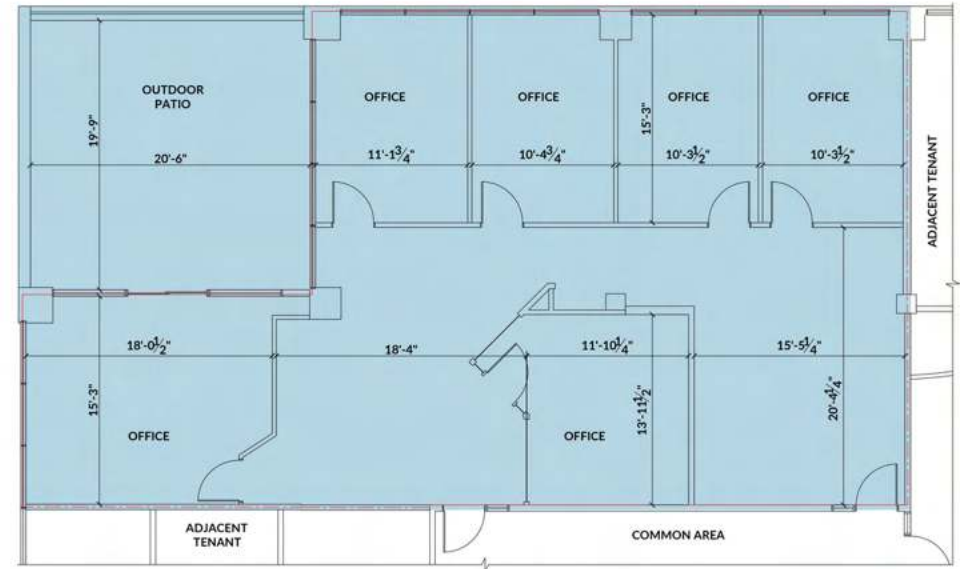
Rendering



Leasing Opportunities

Size	2,197 SF
Unit Number	A03003B
Floor	3rd
Availability	Immediate
Ideal Use	Office
Additional Rent*	\$21.97 psf

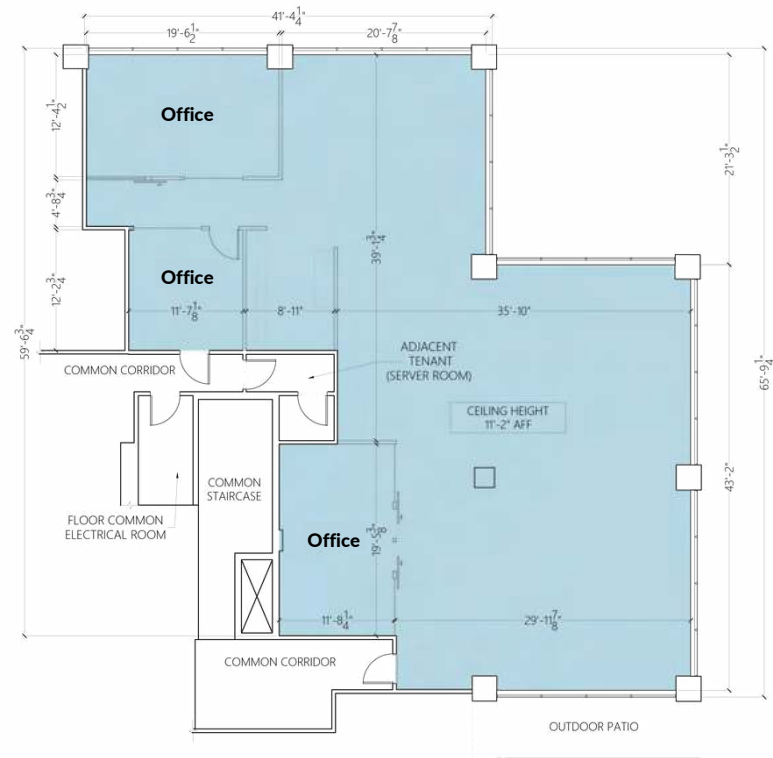
**2024 Estimates and rates are subject to change*



Leasing Opportunities

Size	3,181 SF
Unit Number	A04002B
Floor	4th
Availability	Immediate
Ideal Use	office
Additional Rent*	\$21.97 psf

*2024 Estimates and rates are subject to change

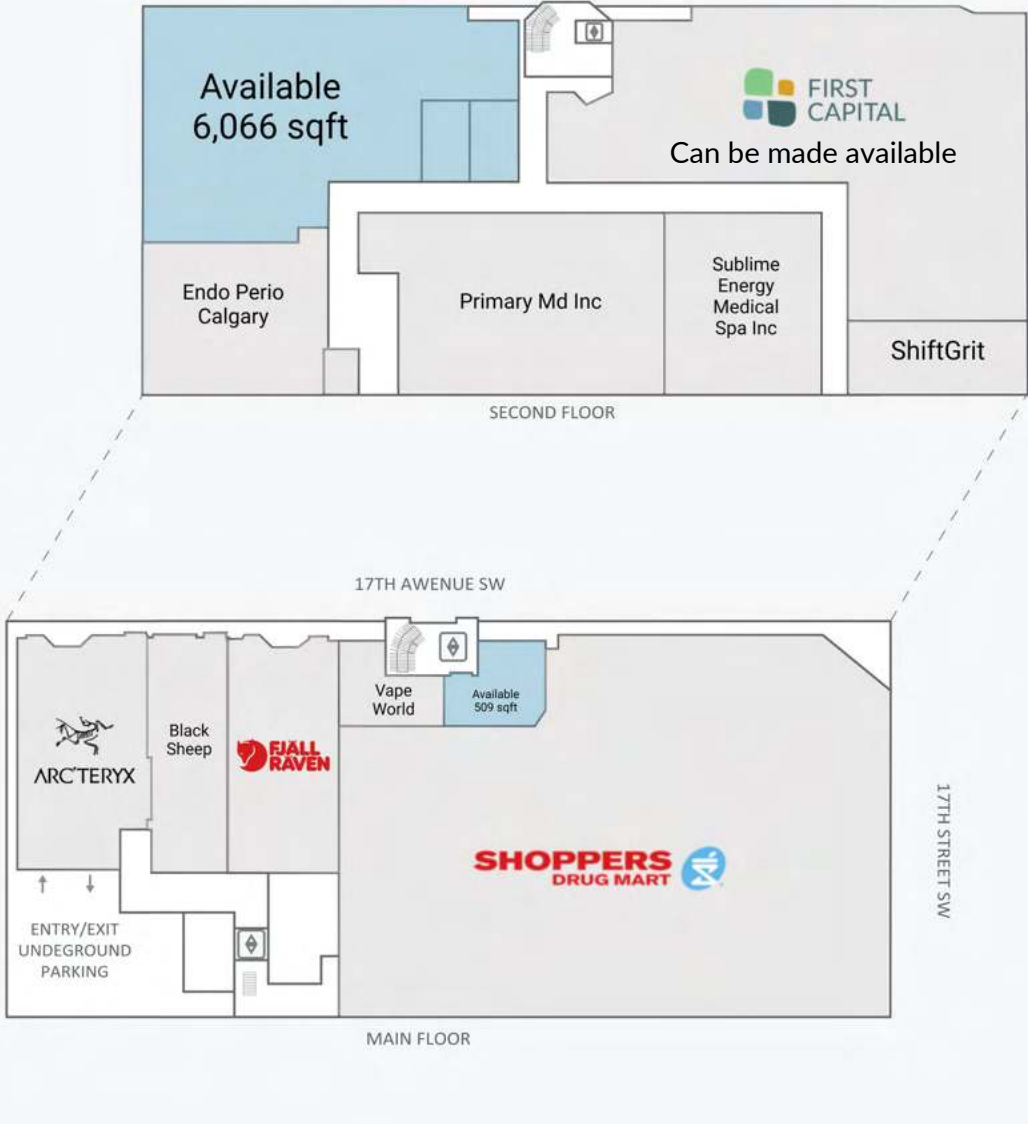




Mount Royal Block



Leasing Opportunities

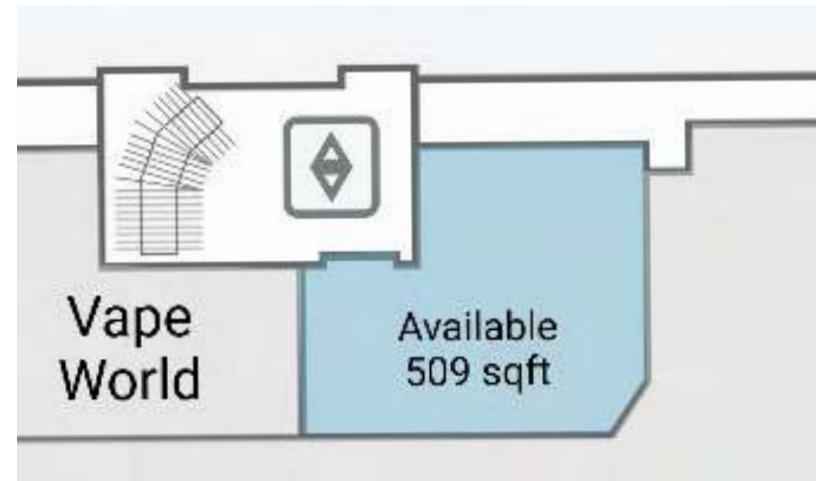


*2024 Estimates

Leasing Opportunities

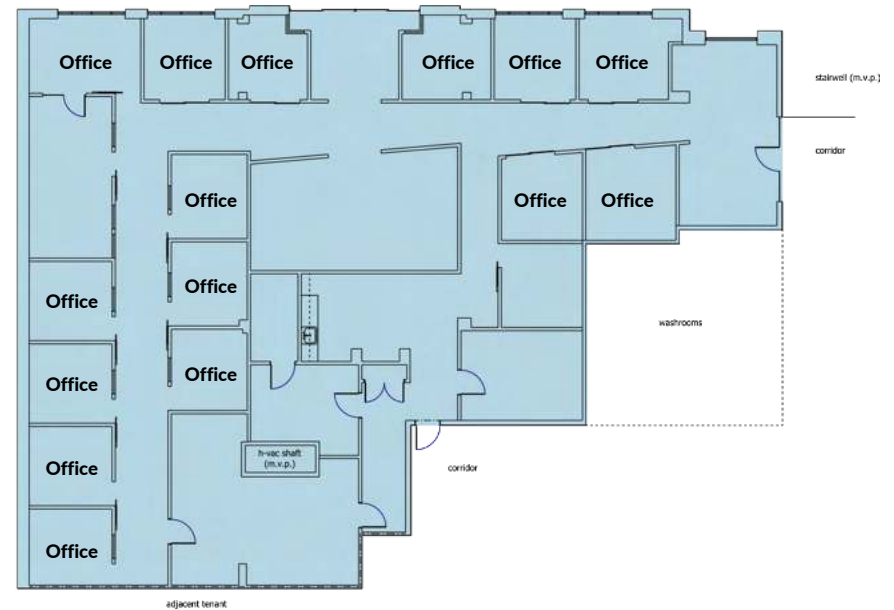
Size	509 SF
Unit Number	A01002A
Floor	1st
Availability	Under Contract
Ideal Use	Retail
Additional Rent*	\$30.29 psf

**2024 Estimates and rates are subject to change*



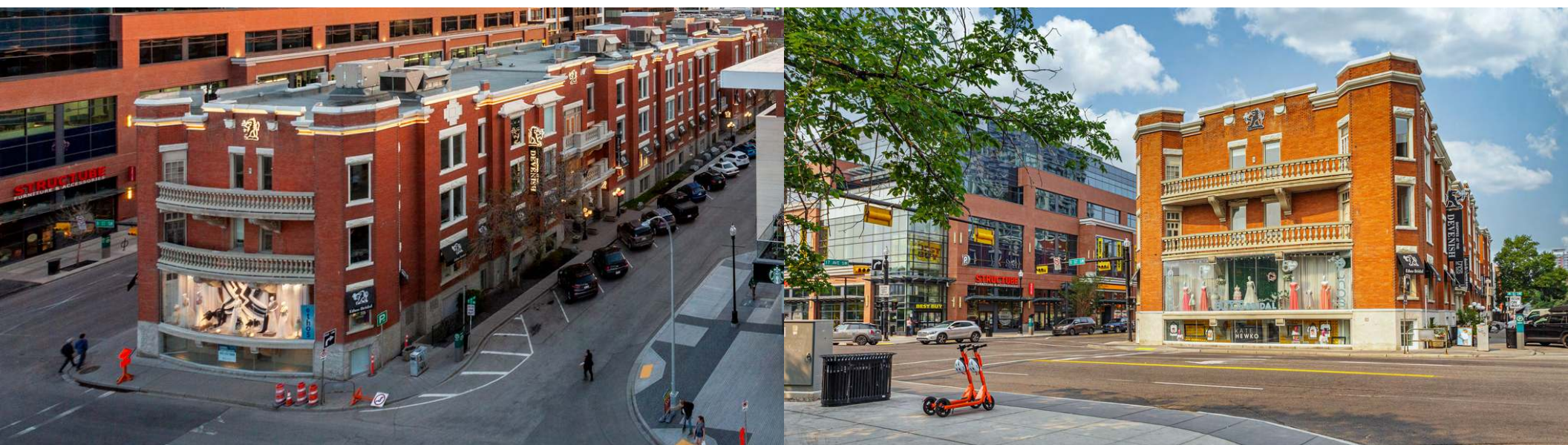
Size	6,066 SF
Unit Number	AO2004B
Floor	2nd
Availability	Q3
Ideal Use	Office
Additional Rent*	\$18.11 psf

**2024 Estimates and rates are subject to change*

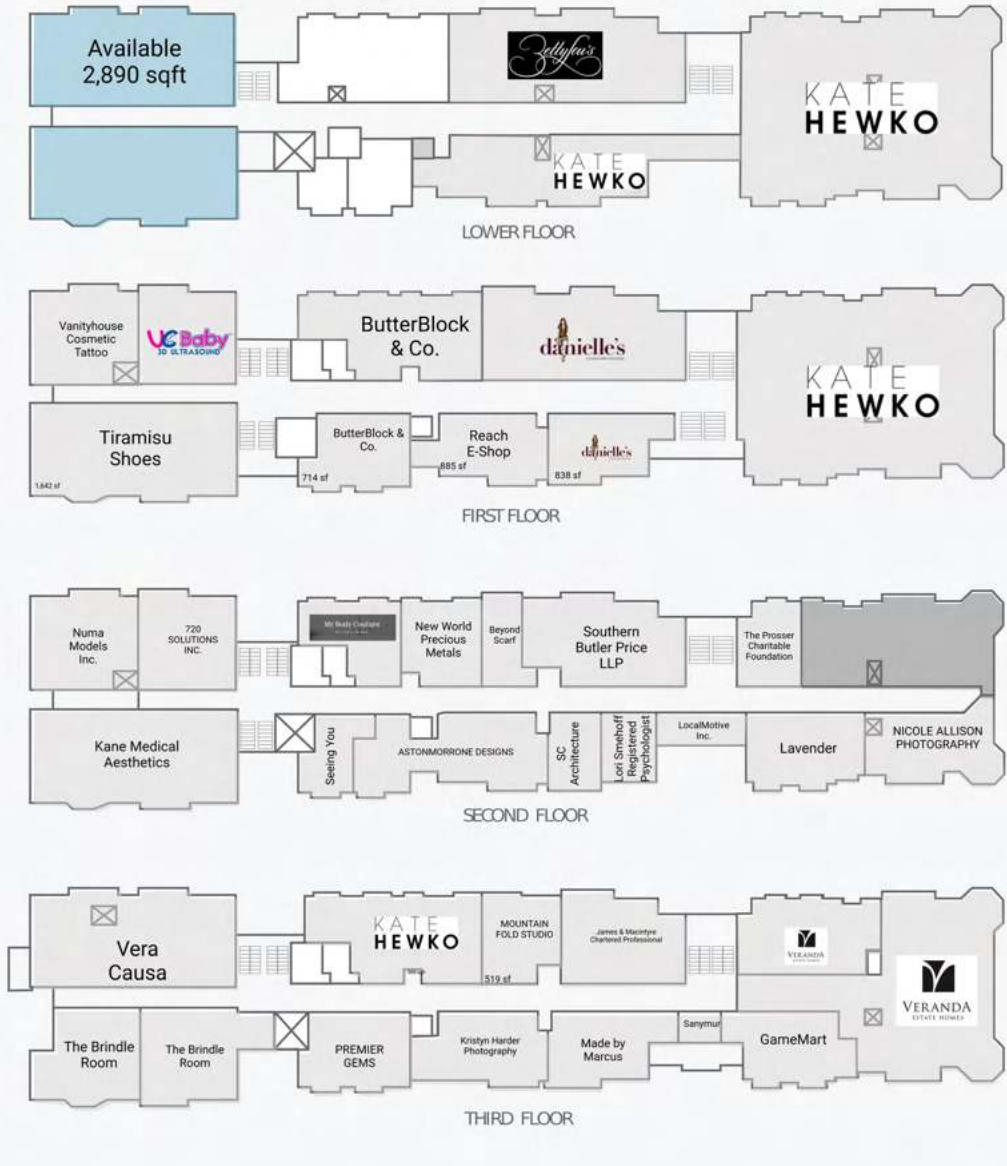




The Devenish



Leasing Opportunities



*2024 Estimates

Leasing Opportunities

Size	2,890 sf
Unit Number	AB1002A
Floor	Lower Floor
Availability	December 2024
Ideal Use	retail
Additional Rent*	\$20.42 psf

**2024 Estimates and rates are subject to change*

