

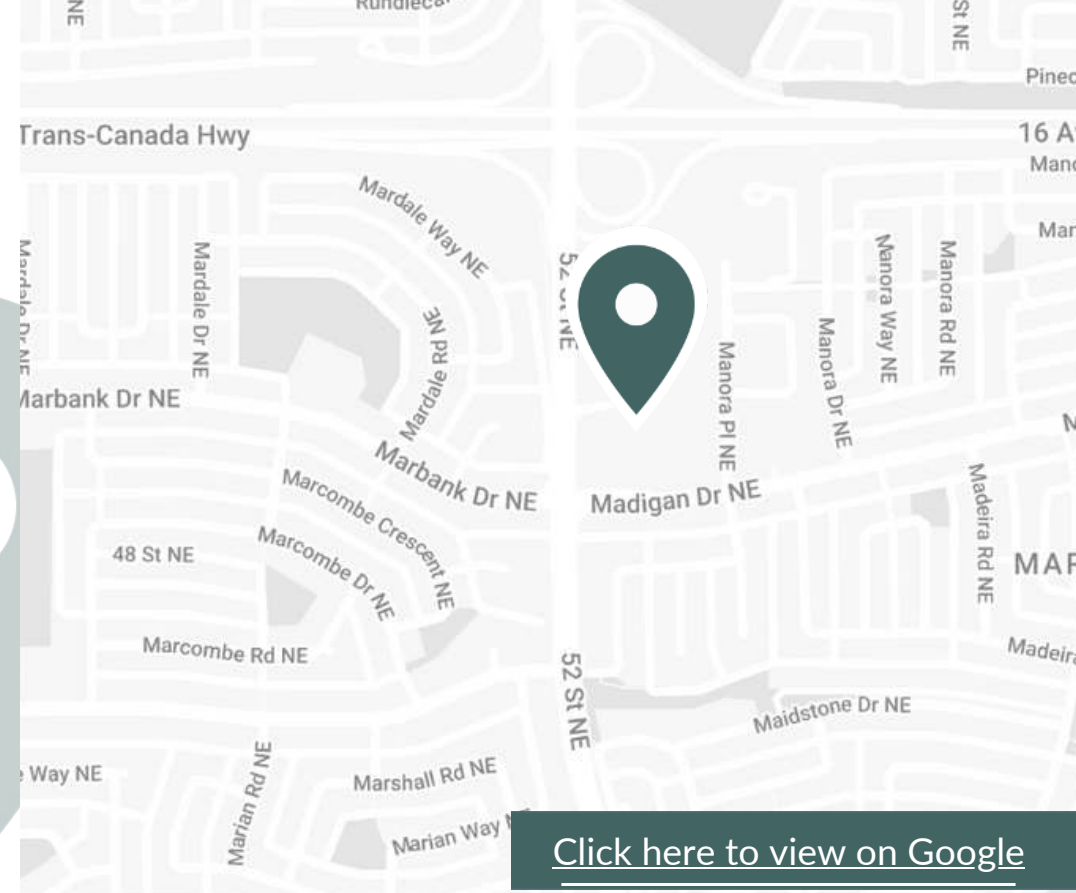
TransCanada Centre

1440 52nd Street North East, Calgary, AB



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.



[Click here to view on Google](#)



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



Notable Locations

Rundlecairn Park

52 St NE

Pineridge School

Trans Canada Highway

Chris Akkerman School

TransCanada Centre

Cappy Smart School

Bus Route 23

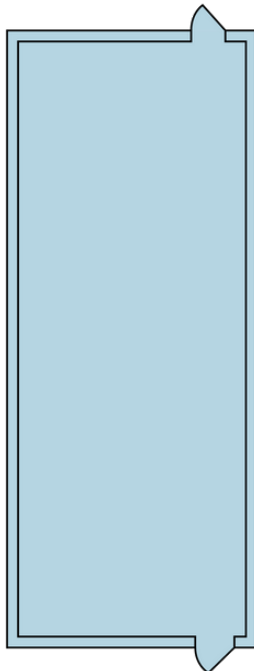
Bus Route 49



Leasing Opportunities

Size	1,042 SF
Unit Number	540
Available	Q1 2025
Additional Rent*	\$14.96
HVAC	4 Ton

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



Leasing Opportunities

Size	1,263 SF
Available	Q1 2025
Additional Rent*	\$15.36
HVAC	5 Ton
Power	200 amp

Additional Notes Electricity and Gas is metred separately. Building has common water metre.

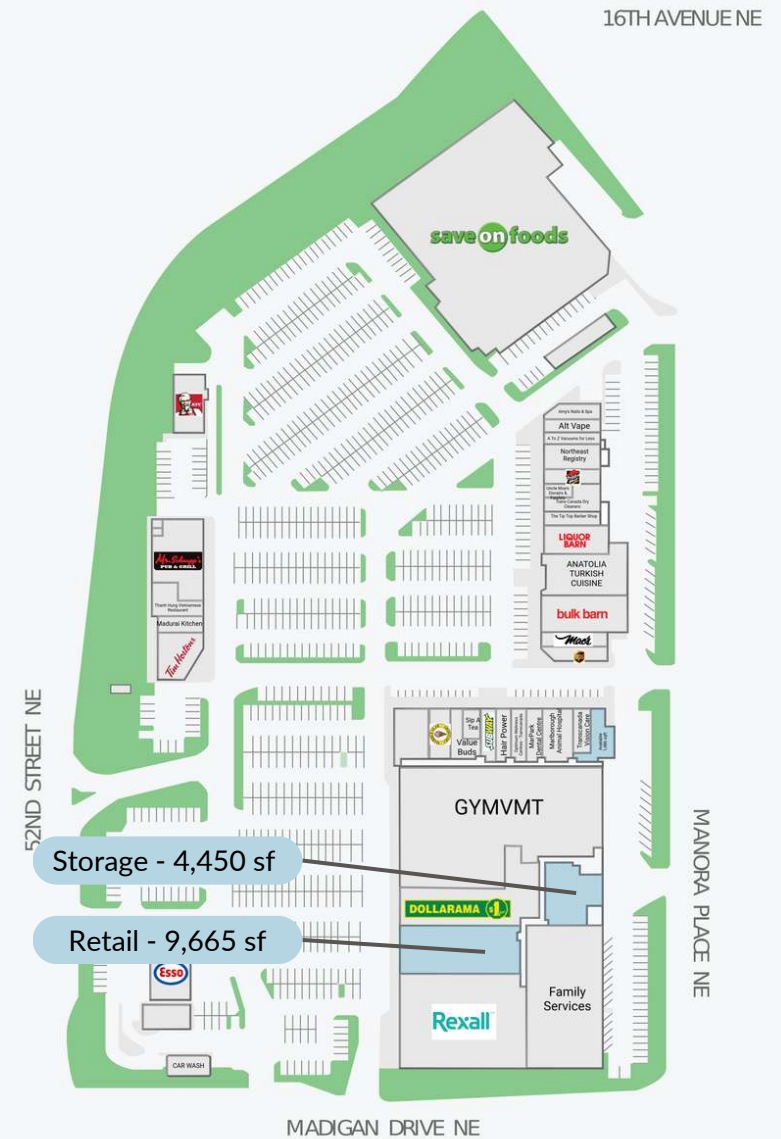
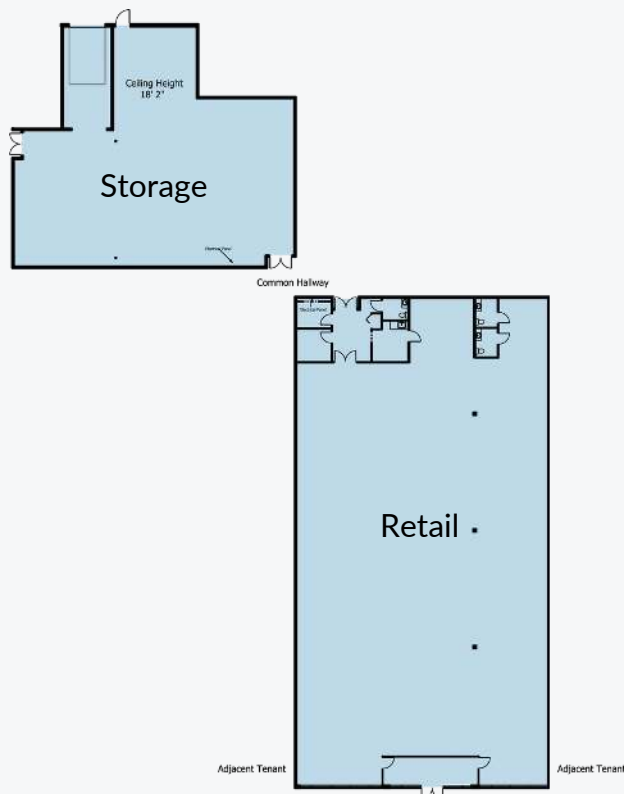
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Leasing Opportunity

Size	9,665 sf retail and 4,450 sf storage space
Unit Number	154
Available	December 2024
Ideal Use	Retail
Additional Rent*	\$15.36 psf

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