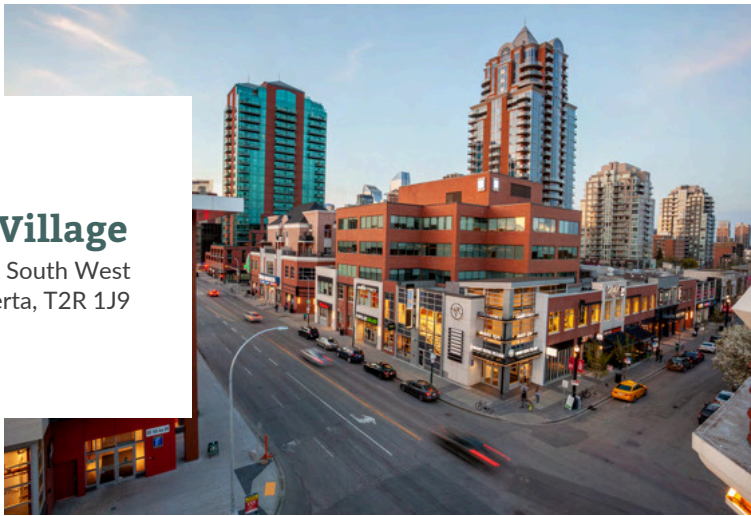




# MRV District

## 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

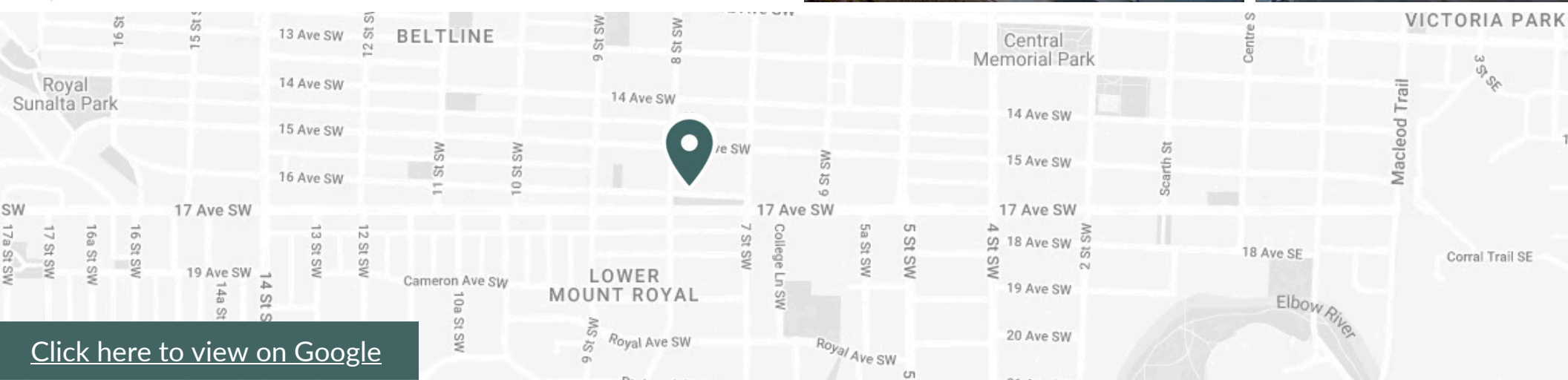
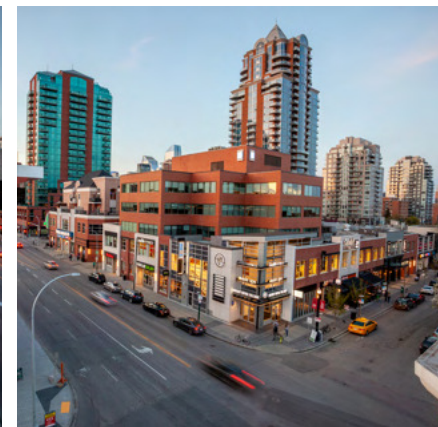
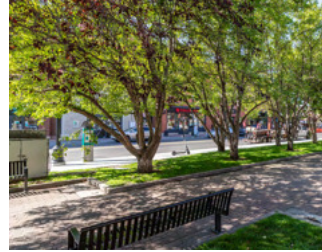


## About the Neighbourhood

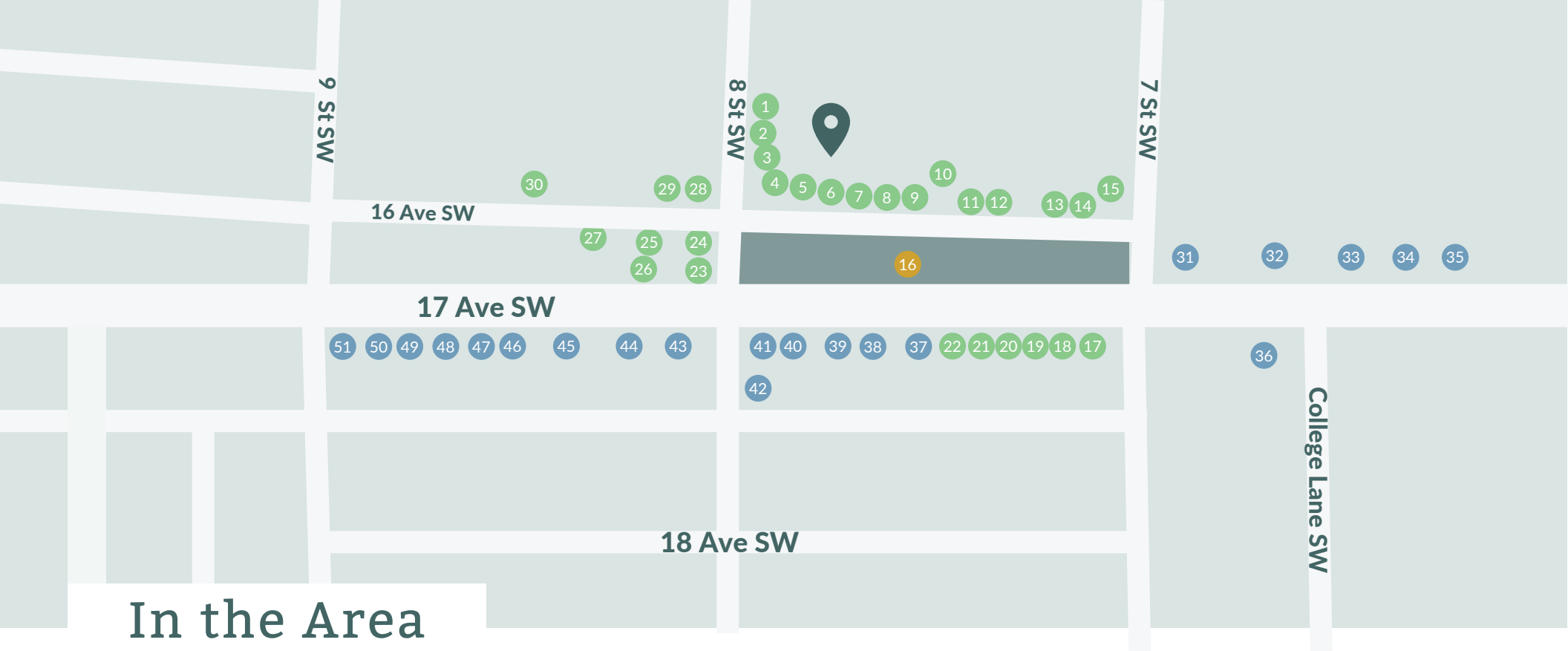
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village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



**BLACK SHEEP**

west elm

BROWNS **SOCIALHOUSE**  
restaurant . bar . socialize

**GoodLife**  
**FITNESS.**



**SHOPPERS**  
DRUG MART

*Tim Hortons*





8th St SW

## Mount Royal

17th Ave SW



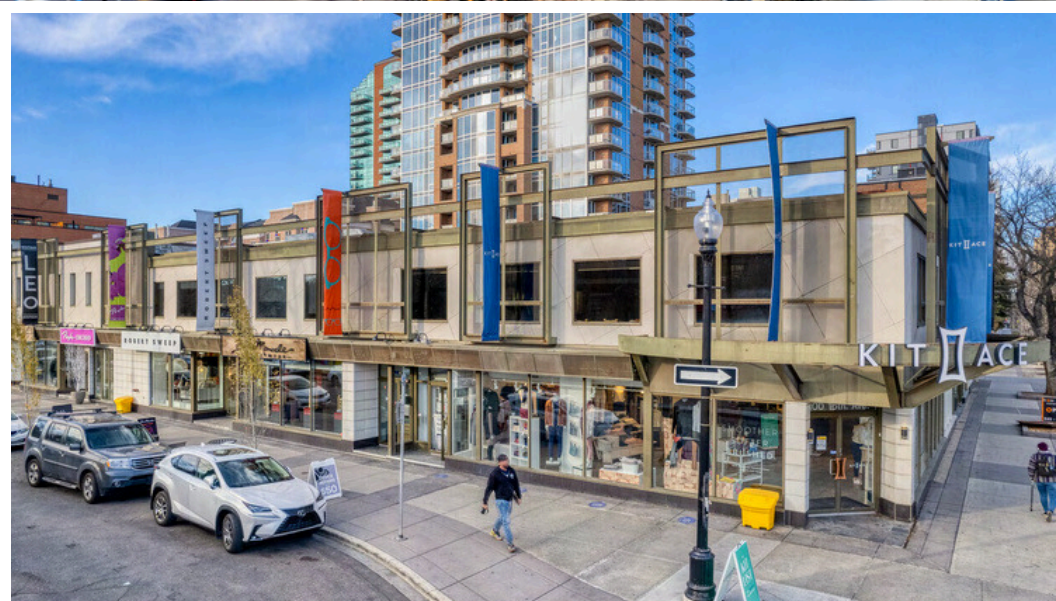
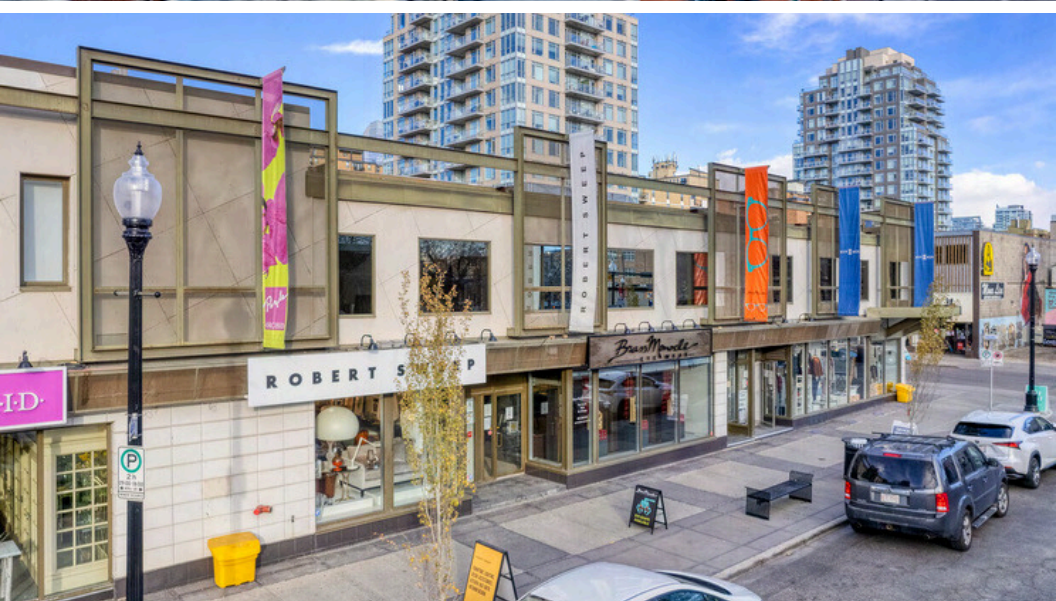
## CTrain - Red Line



## CTrain Blue Line



## Mount Royal East



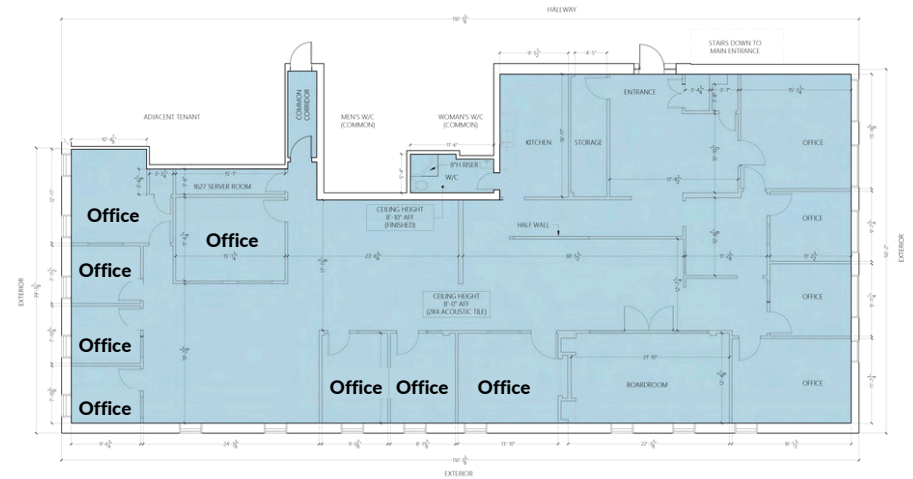
# Site Plan



# Leasing Opportunities

|                  |                                 |
|------------------|---------------------------------|
| Size             | 4,754SF                         |
| Unit Number      | AO2005B                         |
| Floor            | 2nd                             |
| Availability     | Immediate                       |
| Ideal Use        | Office                          |
| Additional Rent* | gross deals available - \$23.47 |

*\*2025 Estimates and rates are subject to change*



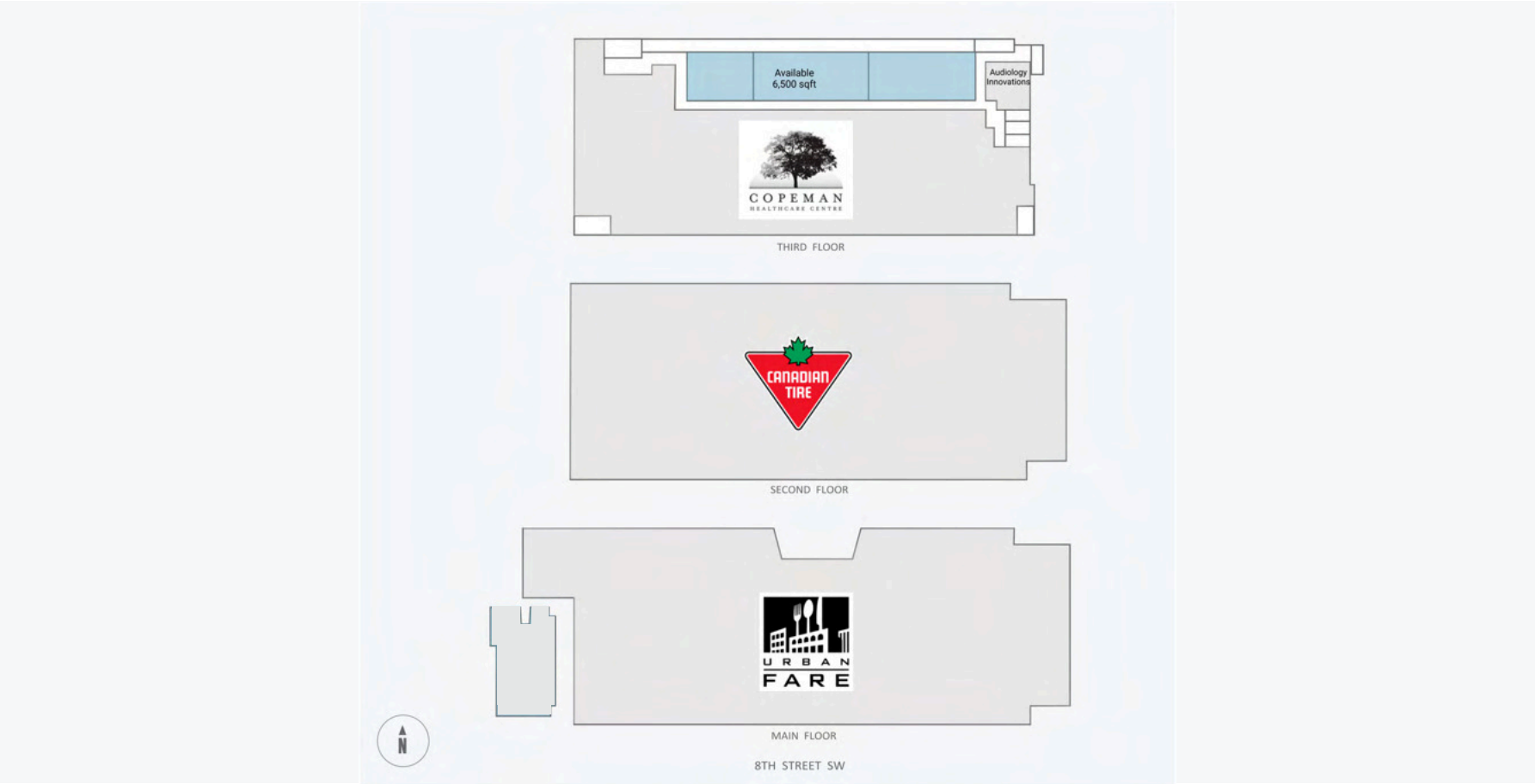


# Mount Royal West



# Leasing Opportunities

| Unit Number | Floor | SF    | *Additional Rent (PSF) | Availability |
|-------------|-------|-------|------------------------|--------------|
| AO3002A     | 3     | 6,500 | \$19.40                | Immediate    |



\*2025 Estimates

# Leasing Opportunities

|                  |             |
|------------------|-------------|
| Size             | 6,500 SF    |
| Unit Number      | AO3002A     |
| Floor            | 3rd         |
| Available        | Immediately |
| Ideal Use        | Office      |
| Additional Rent* | \$19.40 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.

*\*2025 Estimates and rates are subject to change*



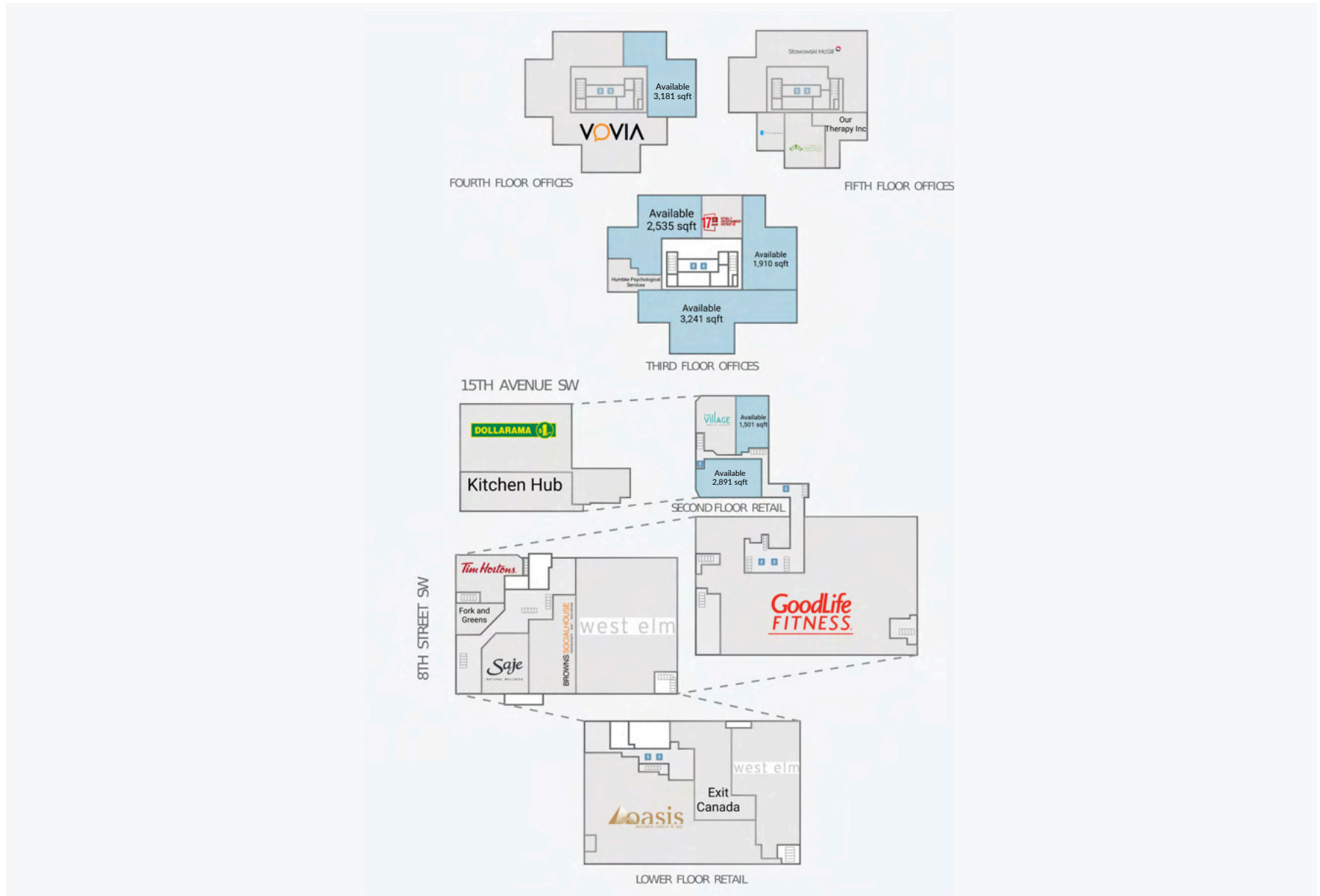
\*Renderings



# Leasing Opportunities

| Unit Number | Floor | SF    | *Additional Rent (PSF) | Availability      |
|-------------|-------|-------|------------------------|-------------------|
| B02001A     | 2     | 2,891 | \$20.60                | Available Q4 2025 |
| B02003A     | 2     | 1,651 | \$20.60                | Immediate         |
| A03003A     | 3     | 3,728 | \$24.12                | Immediate         |
| A03003B     | 3     | 2,196 | \$24.12                | Immediate         |
| A03001A     | 3     | 2,447 | \$24.12                | Available Q2 2025 |
| A04002B     | 4     | 3,181 | \$24.12                | Immediate         |

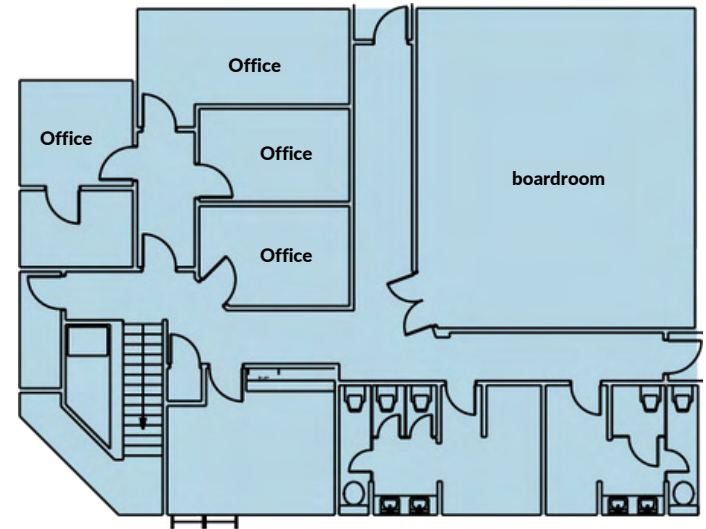
# Leasing Opportunities



# Leasing Opportunities

|                         |                   |
|-------------------------|-------------------|
| <b>Size</b>             | 2,891 sf          |
| <b>Unit Number</b>      | B02001A           |
| <b>Floor</b>            | 2nd               |
| <b>Availability</b>     | Available Q4 2025 |
| <b>Ideal Use</b>        | Office            |
| <b>Additional Rent*</b> | \$20.60 psf       |

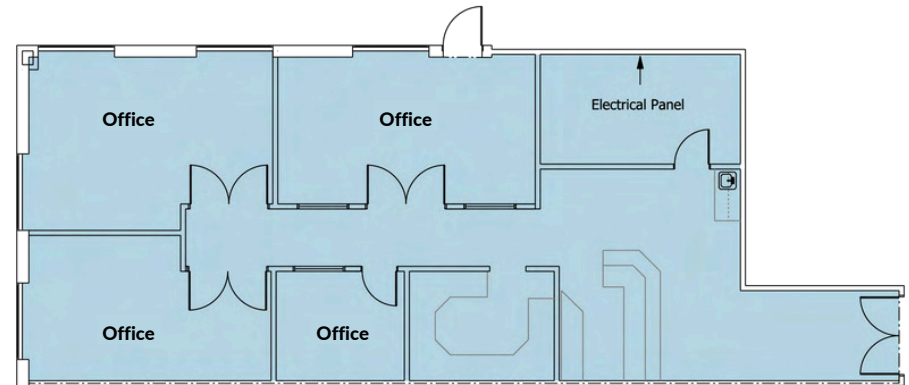
This brand new second-floor office space is located along 8th street and is located above Dollarama and Tim Hortons. This space is currently in shell condition.



# Leasing Opportunities

|                  |                  |
|------------------|------------------|
| Size             | 1,651SF          |
| Unit Number      | B02003A          |
| Floor            | 2nd              |
| Availability     | Immediate        |
| Ideal Use        | Retail or Office |
| Additional Rent* | \$20.60 psf      |

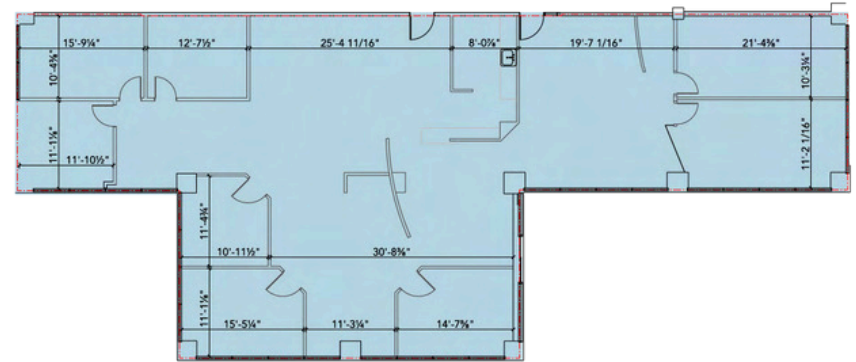
*\*2025 Estimates and rates are subject to change*



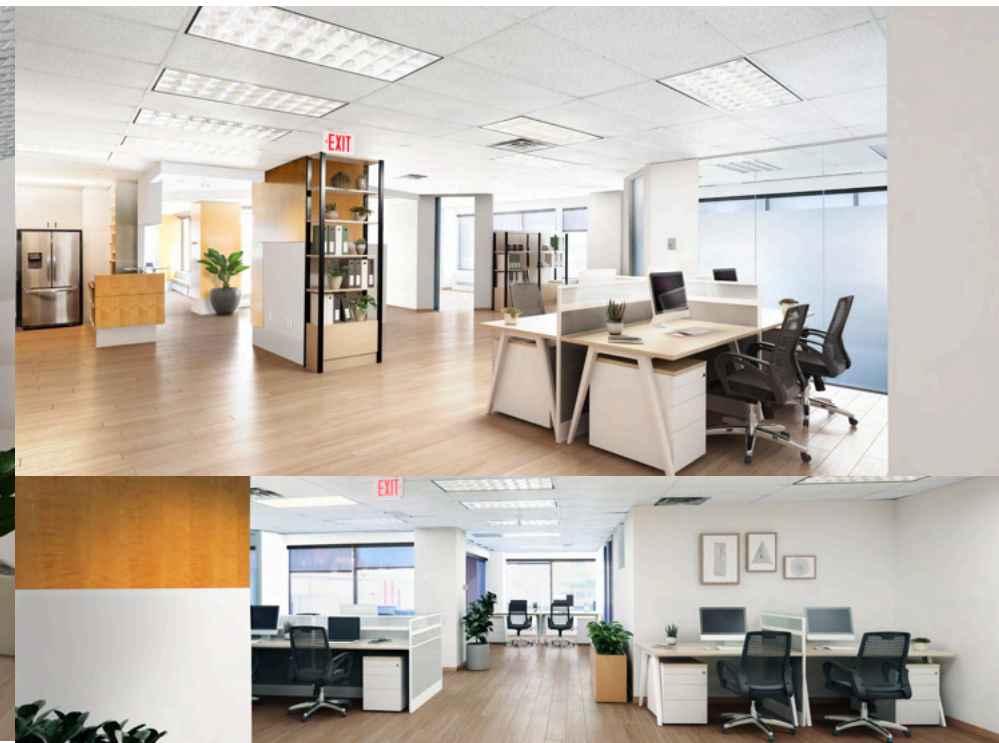
# Leasing Opportunities

|                         |             |
|-------------------------|-------------|
| <b>Size</b>             | 3,728 SF    |
| <b>Unit Number</b>      | A03003A     |
| <b>Floor</b>            | 3rd         |
| <b>Availability</b>     | Immediate   |
| <b>Ideal Use</b>        | Office      |
| <b>Additional Rent*</b> | \$24.12 psf |

*\*2025 Estimates and rates are subject to change*



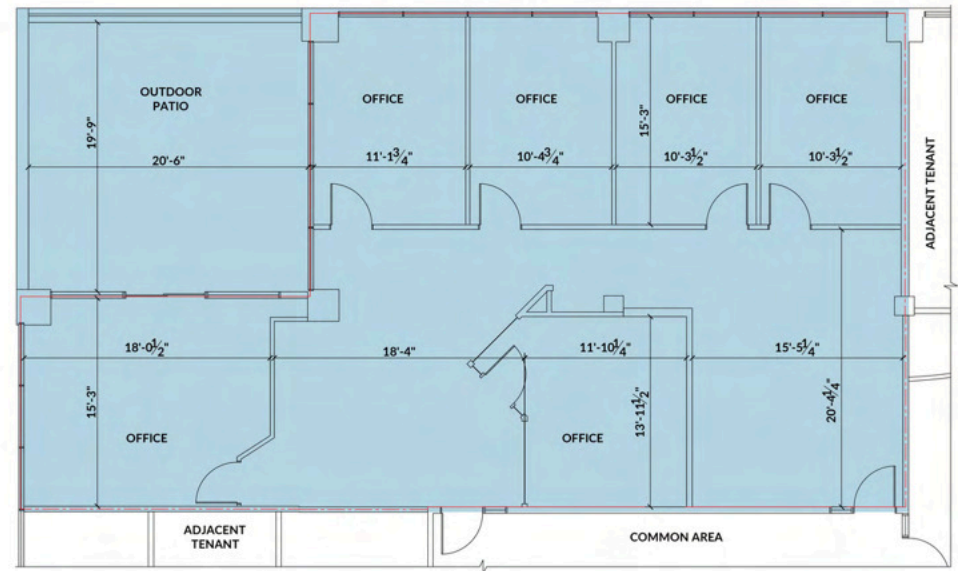
Rendering



# Leasing Opportunities

|                  |             |
|------------------|-------------|
| Size             | 2,196 SF    |
| Unit Number      | A03003B     |
| Floor            | 3rd         |
| Availability     | Immediate   |
| Ideal Use        | Office      |
| Additional Rent* | \$24.12 psf |

*\*2025 Estimates and rates are subject to change*



# Leasing Opportunities

|                  |             |
|------------------|-------------|
| Size             | 2,447 SF    |
| Unit Number      | A03001A     |
| Floor            | 3rd         |
| Availability     | Q2 2025     |
| Ideal Use        | office      |
| Additional Rent* | \$24.12 psf |

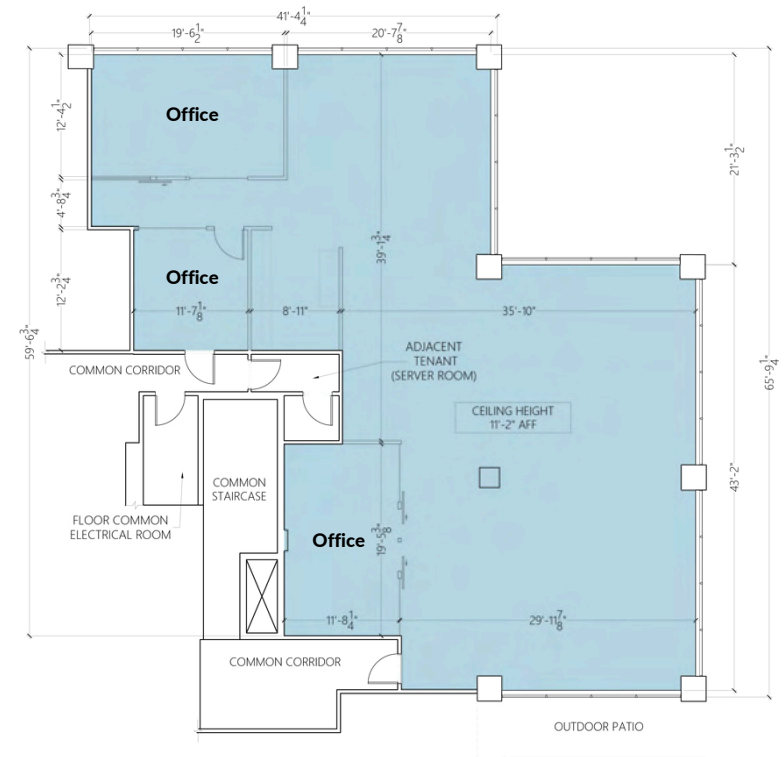
*\*2025 Estimates and rates are subject to change*



# Leasing Opportunities

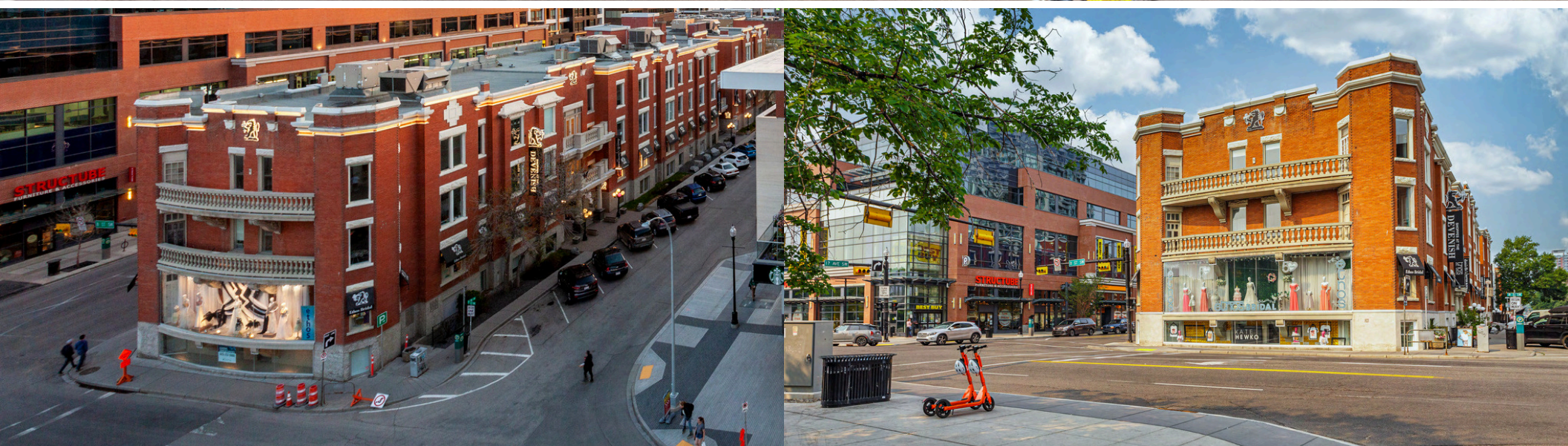
|                  |             |
|------------------|-------------|
| Size             | 3,181 SF    |
| Unit Number      | A04002B     |
| Floor            | 4th         |
| Availability     | Immediate   |
| Ideal Use        | office      |
| Additional Rent* | \$24.12 psf |

*\*2025 Estimates and rates are subject to change*

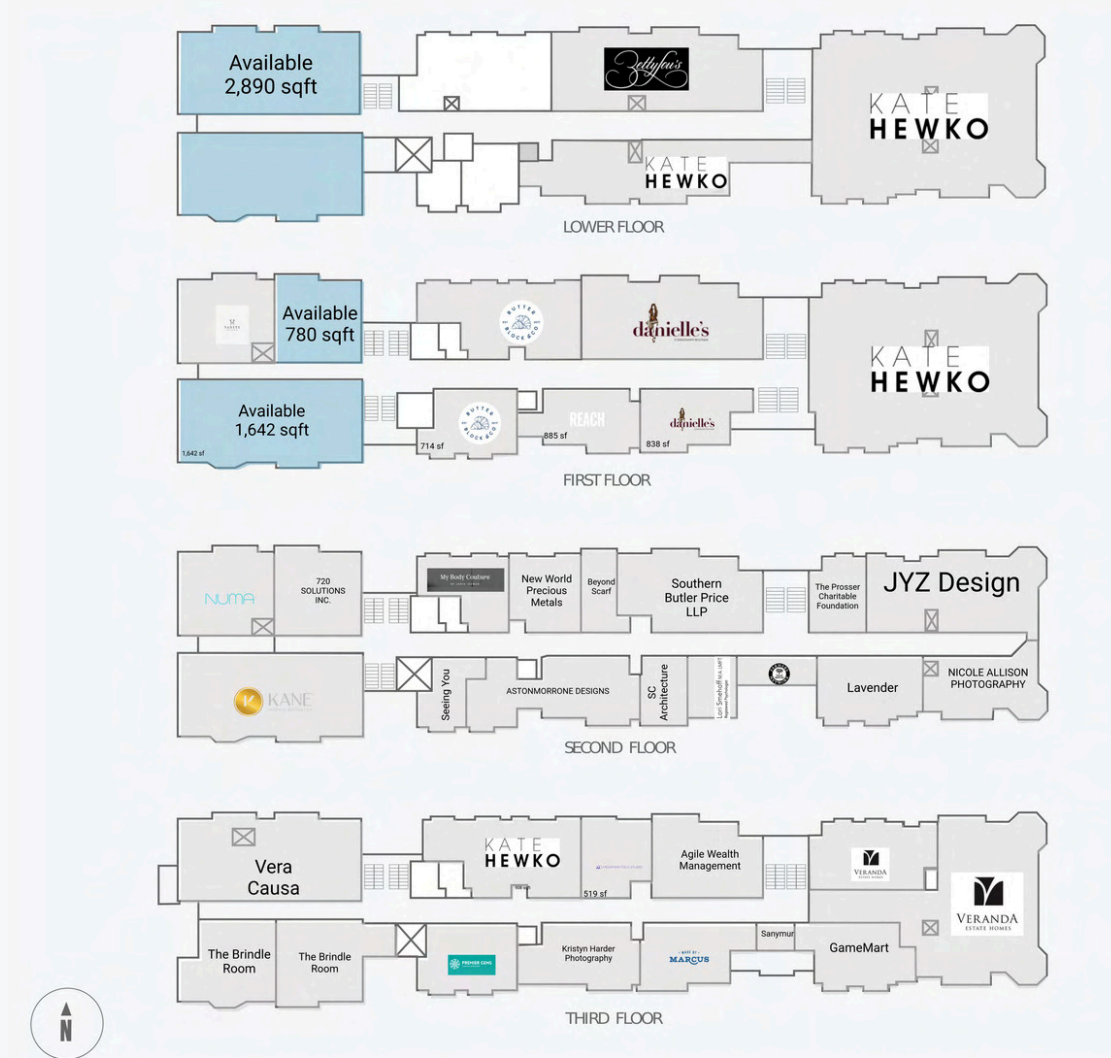




# The Devenish



# Leasing Opportunities



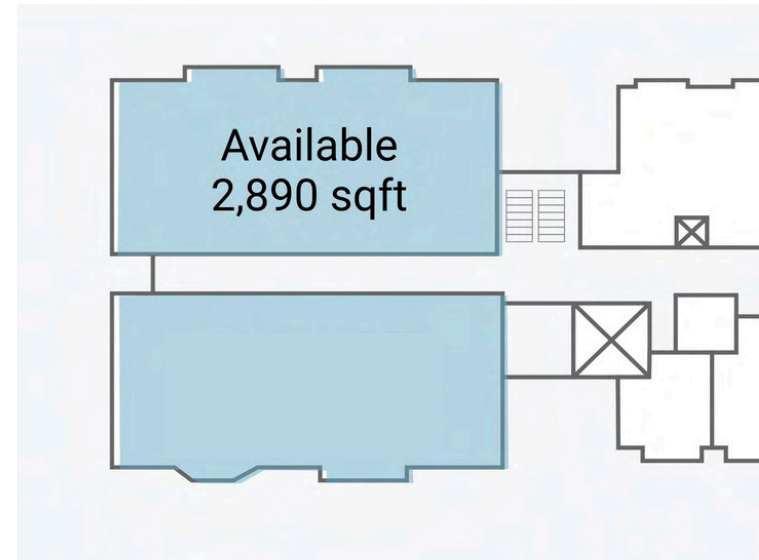
# Leasing Opportunities

| Unit Number | Floor       | SF    | *Additional Rent (PSF) | Availability |
|-------------|-------------|-------|------------------------|--------------|
| AB1002A     | Lower Floor | 2,890 | \$21.12                | Immediately  |
| A01005A     | 1           | 1,642 | \$21.12                | Q1 2025      |
| A01006A     | 1           | 780   | \$21.12                | Q2 2025      |

# Leasing Opportunities

|                         |               |
|-------------------------|---------------|
| <b>Size</b>             | 2,890 sf      |
| <b>Unit Number</b>      | AB1002A       |
| <b>Floor</b>            | Lower Floor   |
| <b>Availability</b>     | December 2025 |
| <b>Ideal Use</b>        | Retail        |
| <b>Additional Rent*</b> | \$21.12 psf   |

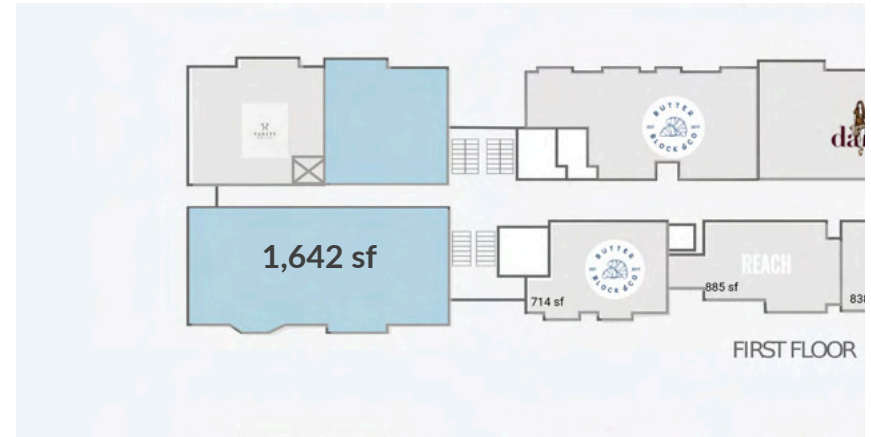
*\*2025 Estimates and rates are subject to change*



# Leasing Opportunities

|                         |                |
|-------------------------|----------------|
| <b>Size</b>             | 1,642 sf       |
| <b>Unit Number</b>      | A01005A        |
| <b>Floor</b>            | First Floor    |
| <b>Availability</b>     | Q3 2025        |
| <b>Ideal Use</b>        | Office/ Retail |
| <b>Additional Rent*</b> | *\$21.12 psf   |

*\*2025 Estimates and rates are subject to change*



|                         |                |
|-------------------------|----------------|
| <b>Size</b>             | 780 sf         |
| <b>Unit Number</b>      | A01006A        |
| <b>Floor</b>            | First Floor    |
| <b>Availability</b>     | Q2 2025        |
| <b>Ideal Use</b>        | Office/ Retail |
| <b>Additional Rent*</b> | *\$21.12 psf   |

*\*2025 Estimates and rates are subject to change*



