

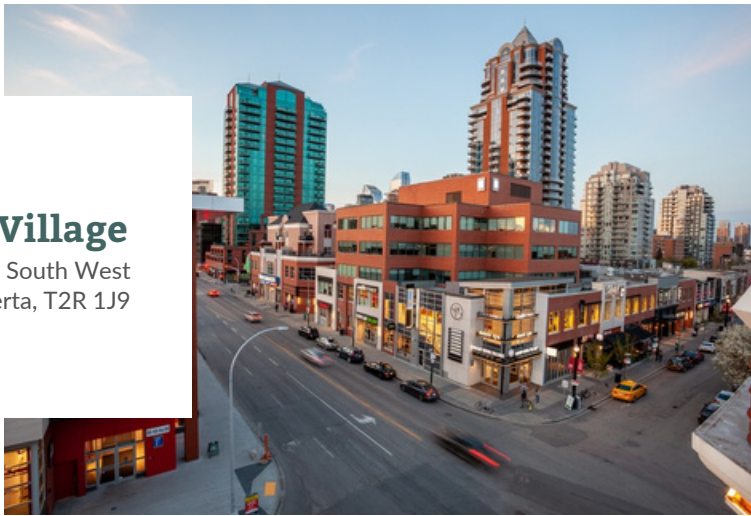


MRV<sup>District</sup>



## 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



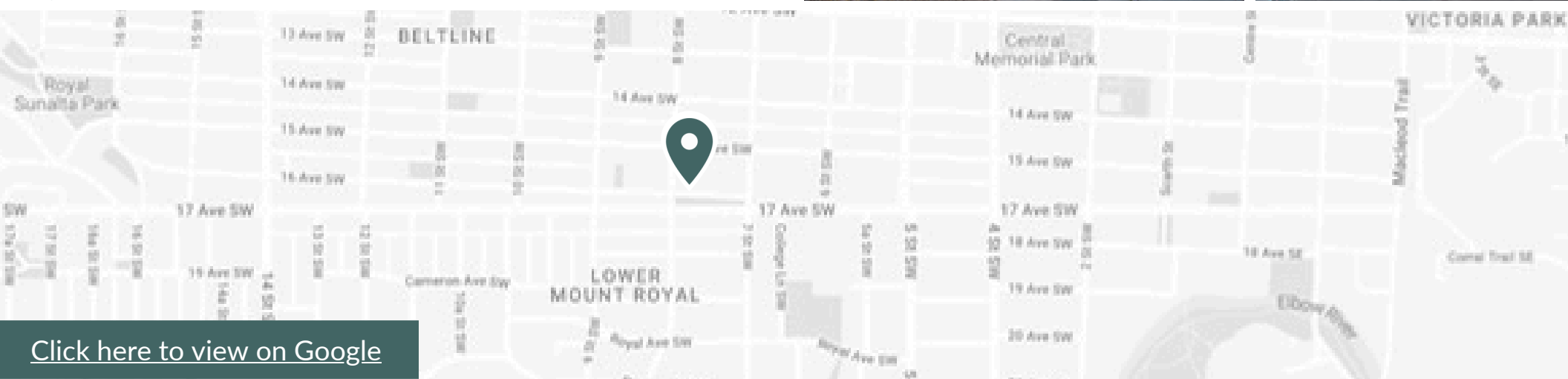
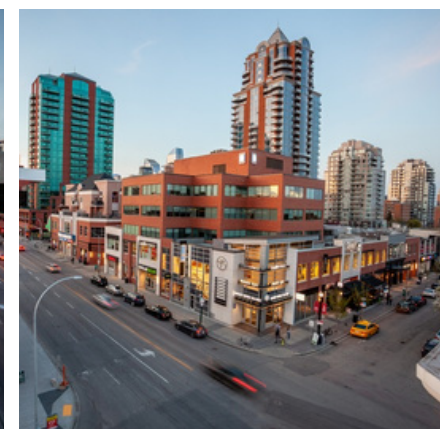


## About the Neighbourhood

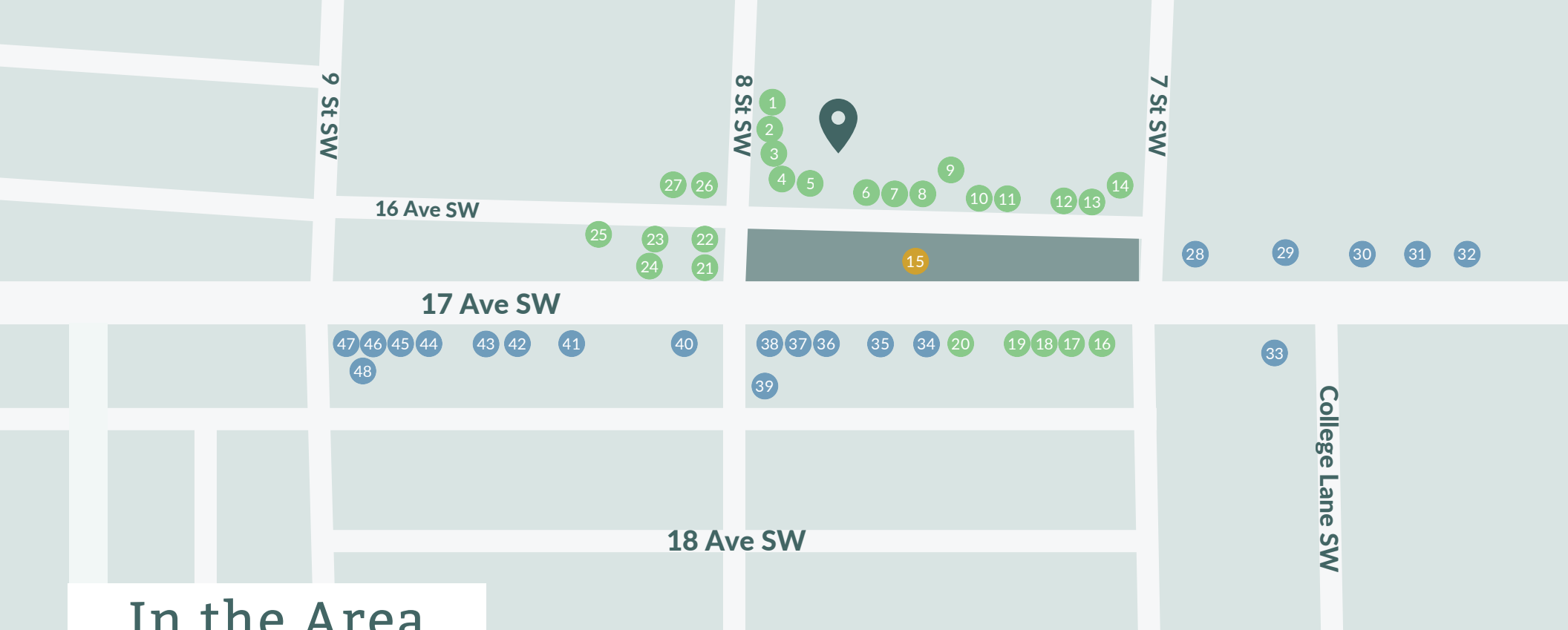
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village 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, Ollia Macarons & Tea, and Tim Hortons. 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                 | 13. Brass Monocle                   | 26. Urban Fare                      | 38. Subway               |
| 2. Goodlife Fitness            | 14. Kit and Ace                     | 27. Canadian Tire                   | 39. Freshii              |
| 3. Oasis Wellness Centre & Spa | 15. Tomkins Park                    | 28. Analog Coffee                   | 40. Best Buy             |
| 4. Browns Social House         | 16. Shoppers Drug Mart              | 29. Porch                           | 41. TD Canada Trust      |
| 5. West Elm                    | 17. Beyond Scarf                    | 30. Trolley 5 Brewpub               | 42. Era Style Loft       |
| 6. Fire N Ice Lounge           | 18. Vape World                      | 31. Rumble Boxing Studio            | 43. Move                 |
| 7. Uptown Liquor               | 19. Fjallraven                      | 32. Sal's Pizza                     | 44. Jerusalem Shawarma   |
| 8. Purr Tea                    | 20. Arcteryx                        | 33. Blanco Cantina                  | 45. Domino's Pizza       |
| 9. Mas Studio                  | 21-22. Kate Hewko                   | 34. Buon Giorno Ristorante Italiano | 46. D Spot Dessert Cafe  |
| 10. Ollia Macarons & Tea       | 23. Danielle's Consignment Boutique | 35. Sociality House                 | 47. BMO Bank of Montreal |
| 11. Leo Boutique               | 24. Betty Lou's Library             | 36. Panago Pizza                    | 48. Elevated Health      |
| 12. The Latest Scoop           | 25. Butter Block & Co               | 37. Ramen Taka                      |                          |

# 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



west elm



BROWNS **SOCIALHOUSE**  
restaurant . bar . socialize

**GoodLife**  
**FITNESS**



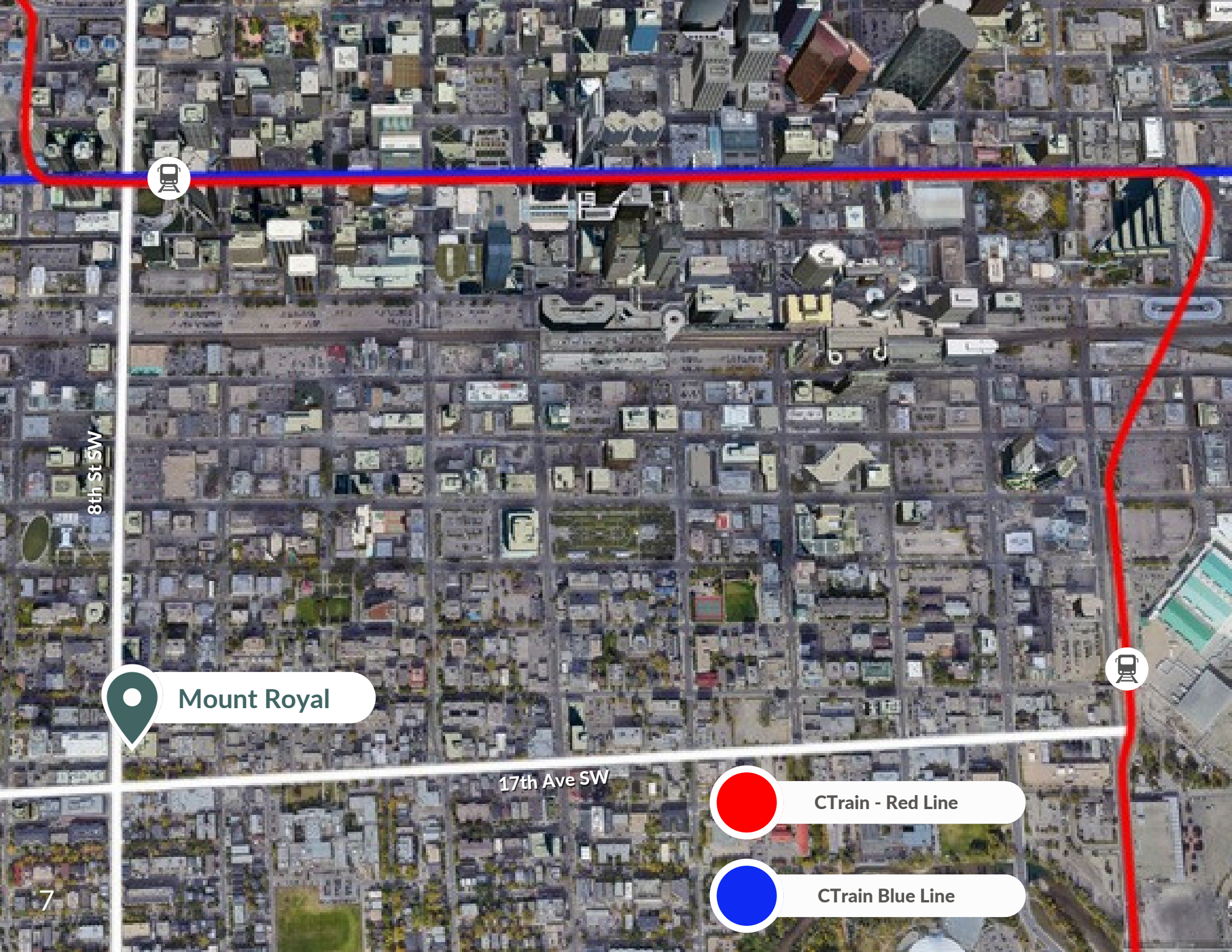
**SHOPPERS**  
DRUG MART



*Tim Hortons*



**oasis**  
wellness centre & spa



8th St SW

Mount Royal

17th Ave SW

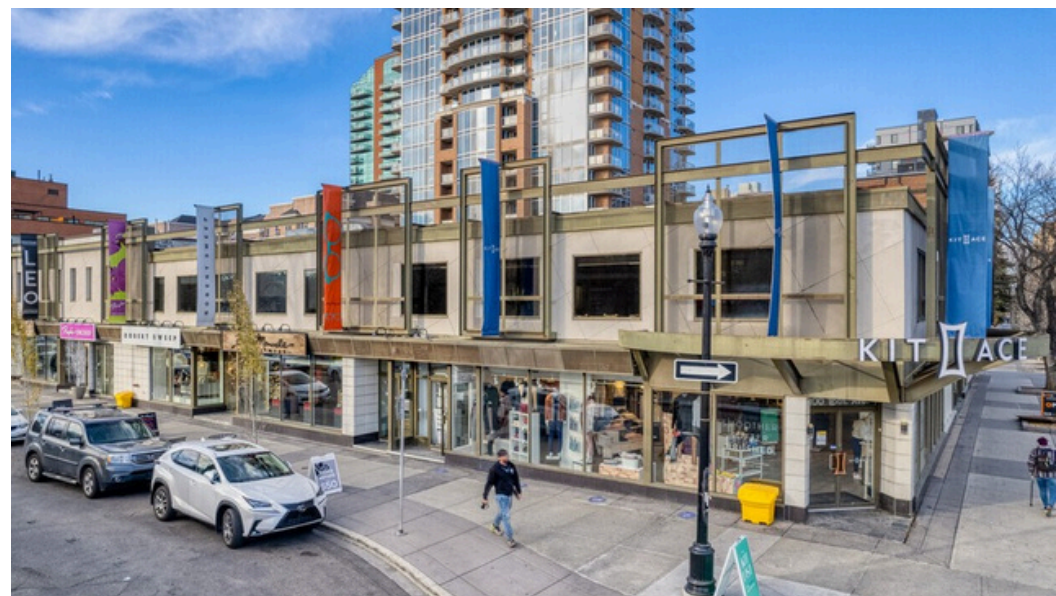
CTrain - Red Line

CTrain Blue Line



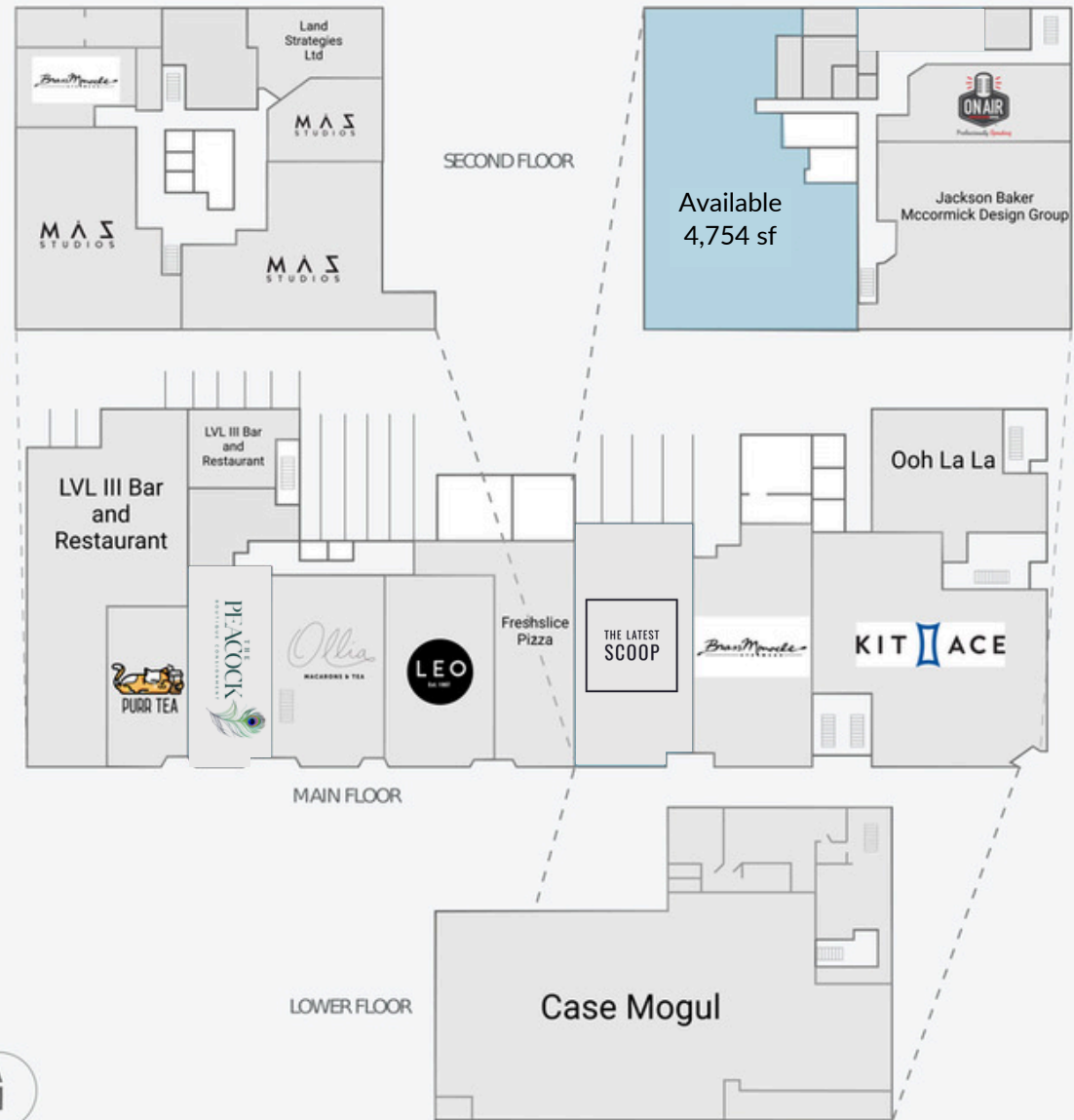


## Mount Royal East





# Site Plan

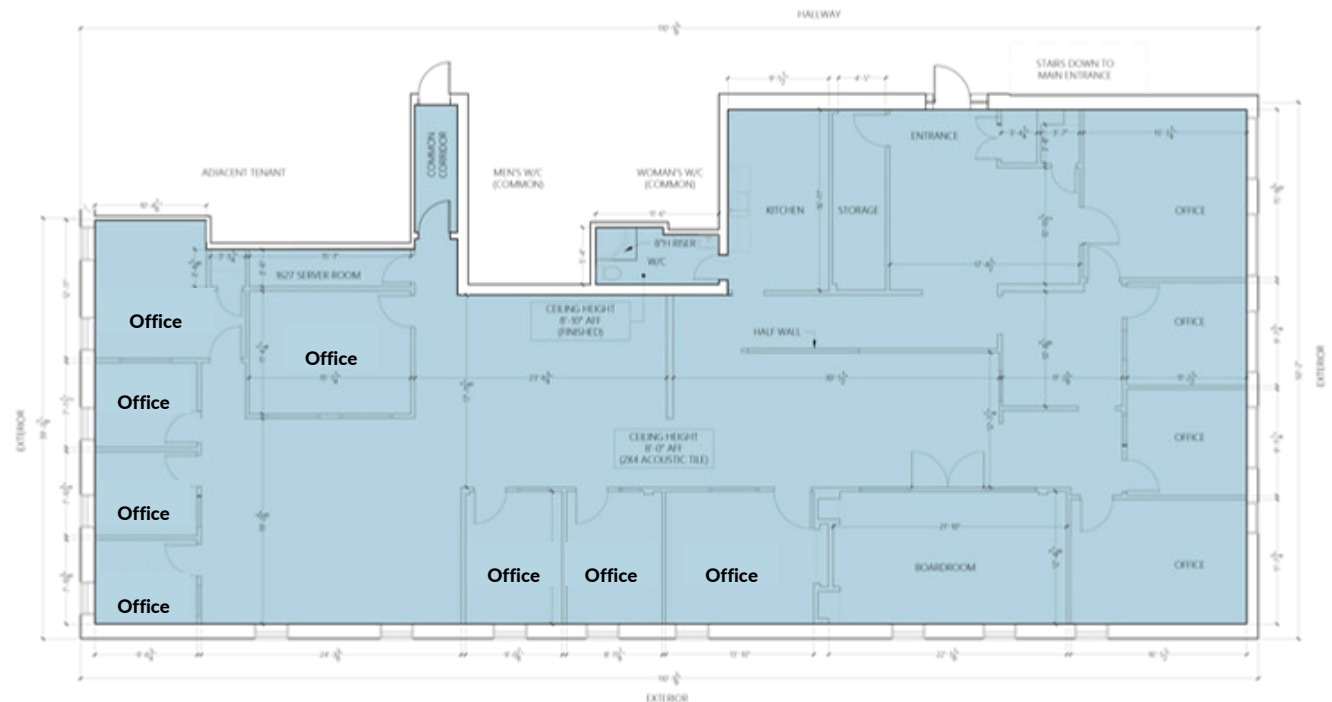




# Leasing Opportunities

Size	4,754 SF
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*





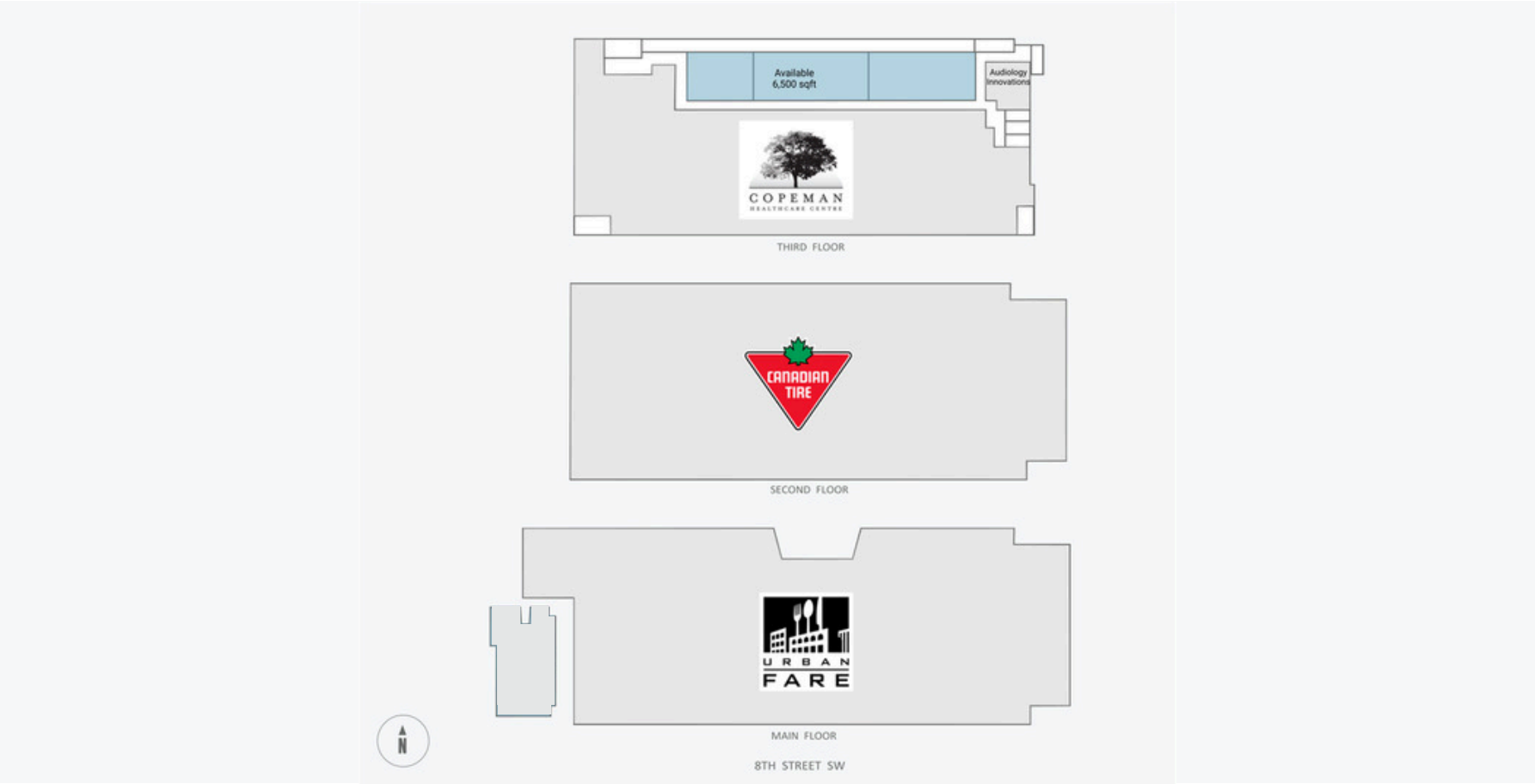
## Mount Royal West





# 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	Immediate
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



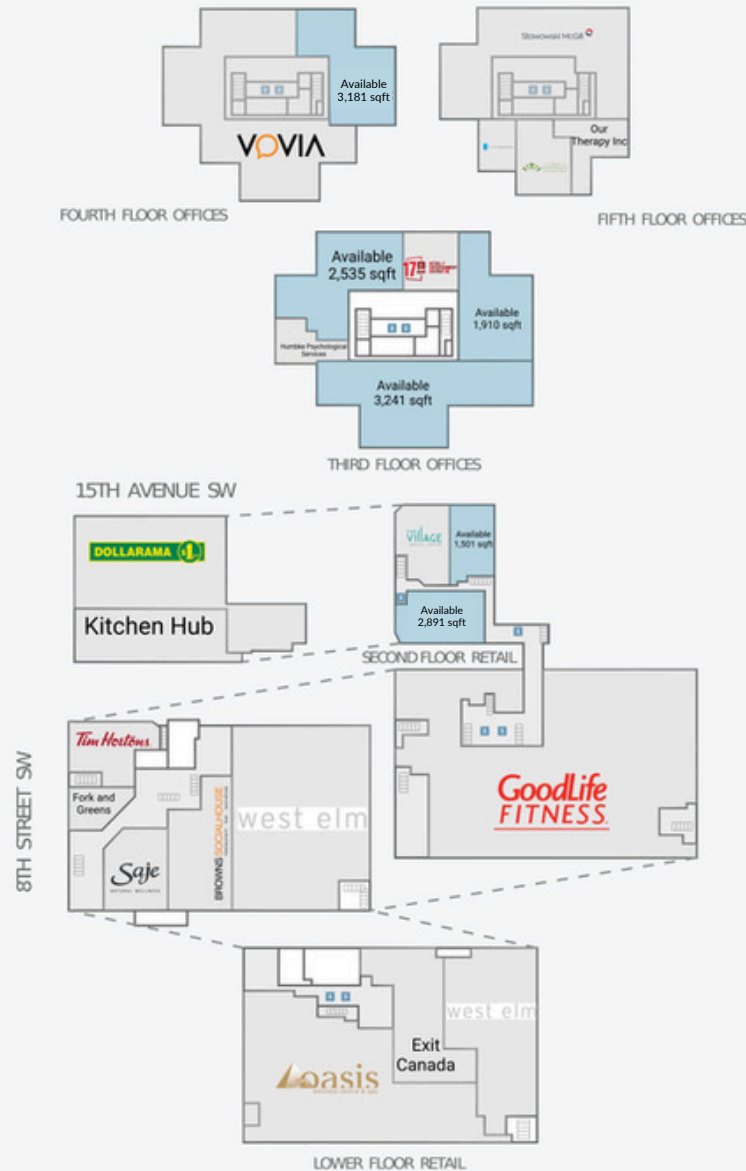


# Leasing Opportunities

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

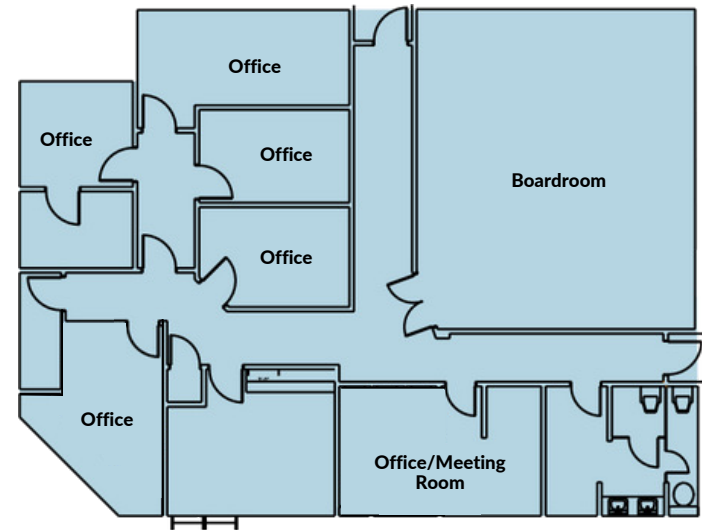
Size	2,891 sf
Unit Number	B02001A
Floor	2nd
Availability	Available Q4 2025
Ideal Use	Office
Additional Rent*	\$20.60 psf

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

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.**

Possible layout

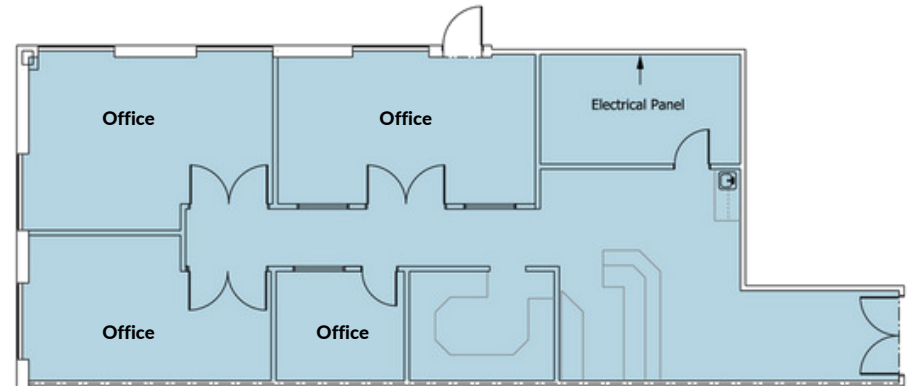




# Leasing Opportunities

<b>Size</b>	1,651 SF
<b>Unit Number</b>	B02003A
<b>Floor</b>	2nd
<b>Availability</b>	<b>Immediate</b>
<b>Ideal Use</b>	Office/Retail
<b>Additional Rent*</b>	\$20.60 psf

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

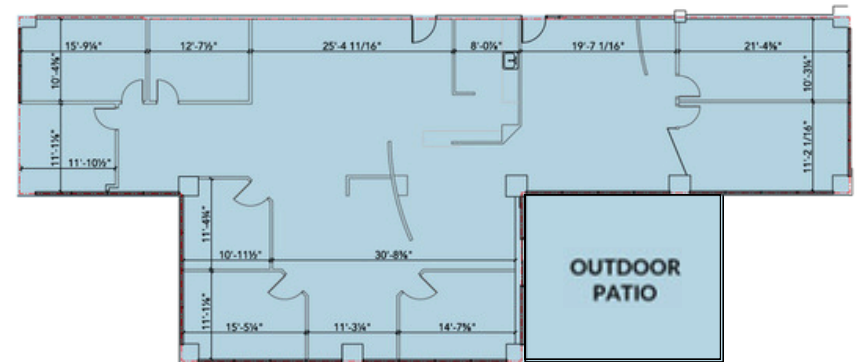




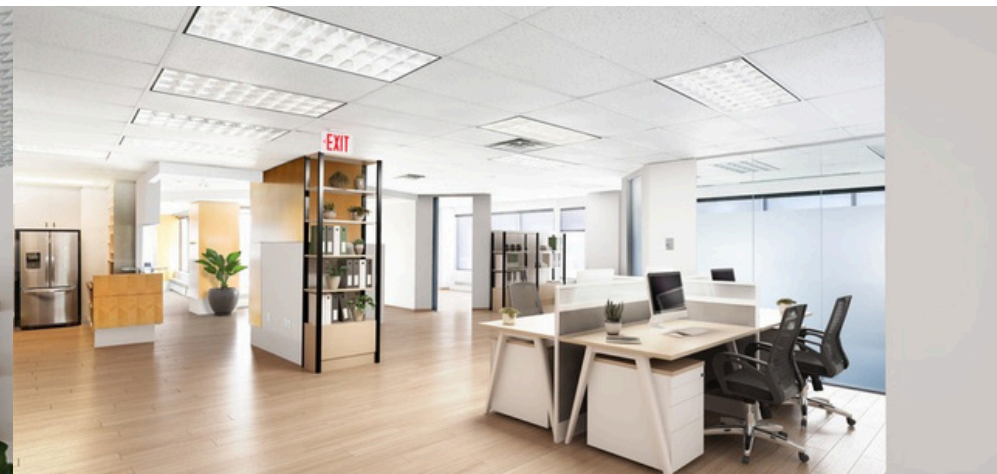
# Leasing Opportunities

Size	3,728 SF
Unit Number	A03003A
Floor	3rd
Availability	Immediate
Ideal Use	Office
Additional Rent*	\$24.12 psf
Notes	Comes with an outdoor patio

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



Rendering

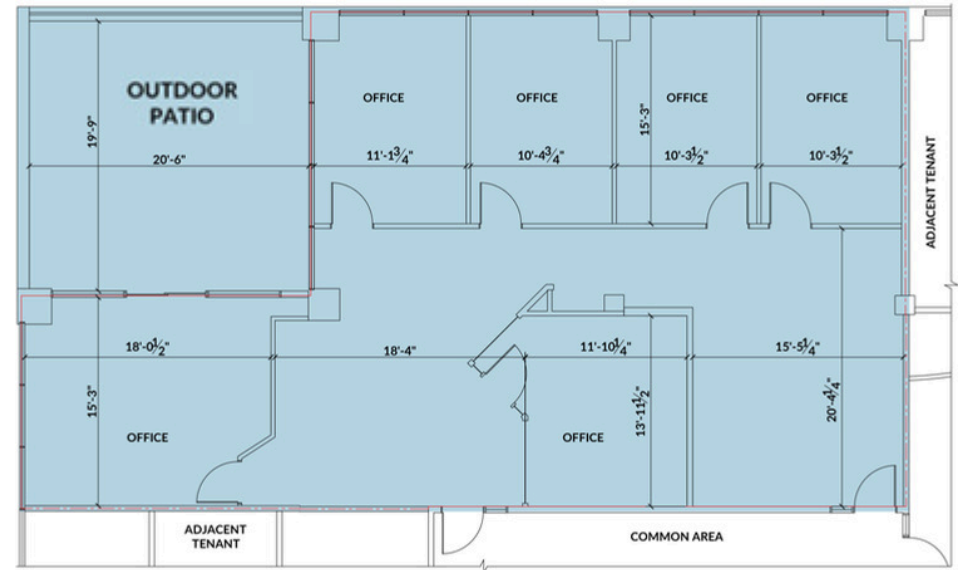




# Leasing Opportunities

Size	2,196 SF
Unit Number	A03003B
Floor	3rd
Availability	Immediate
Ideal Use	Office
Additional Rent*	\$24.12 psf
Notes	Comes with an outdoor patio

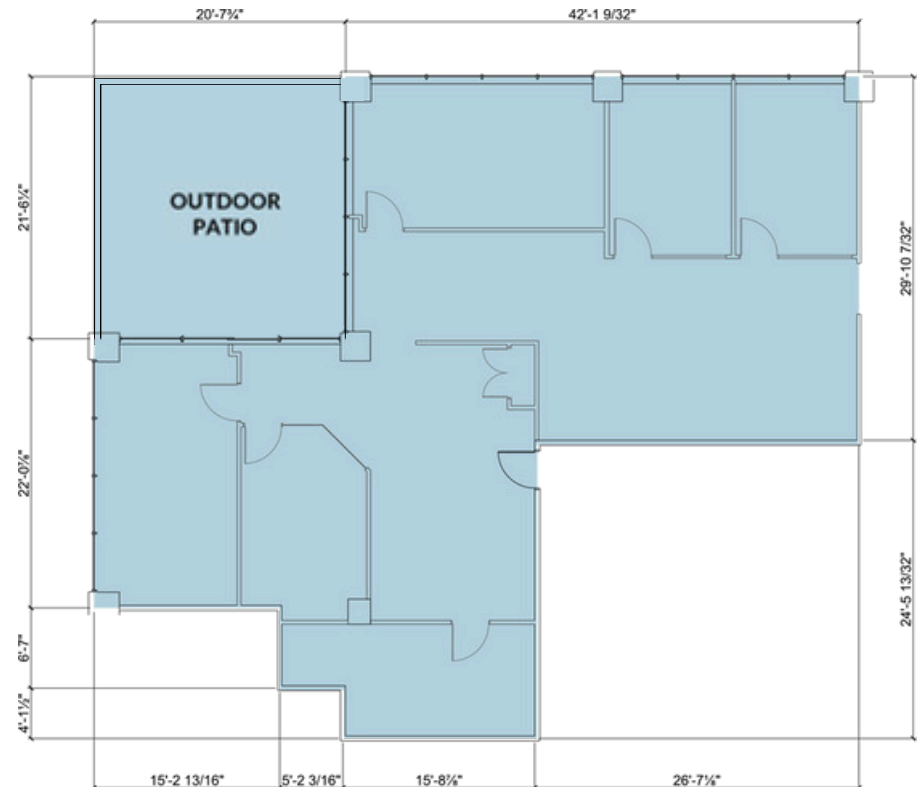
*\*2025 Estimates and rates are subject to change*



# Leasing Opportunities

Size	2,447 SF
Unit Number	A03001A
Floor	3rd
Availability	Q2 2025
Ideal Use	Office
Additional Rent*	\$24.12 psf
Notes	Comes with an outdoor patio

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

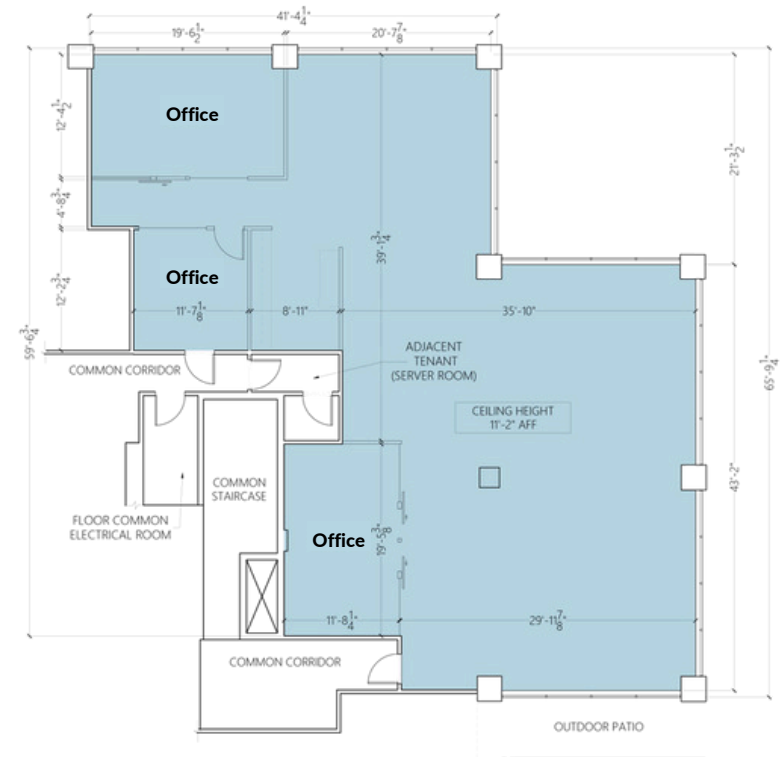




# Leasing Opportunities

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

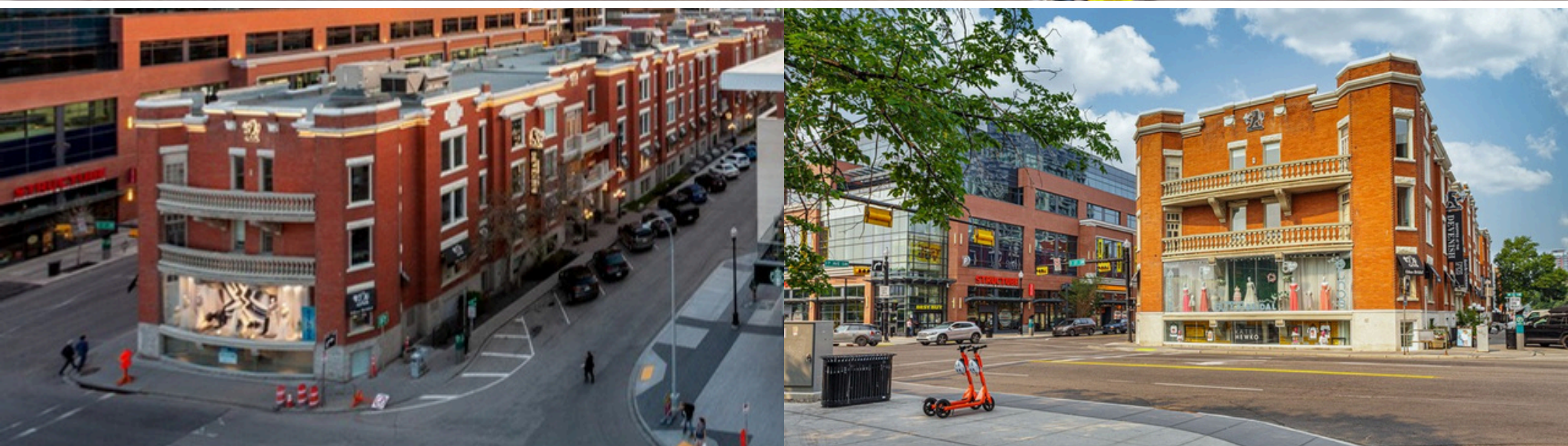
*\*2025 Estimates and rates are subject to change*





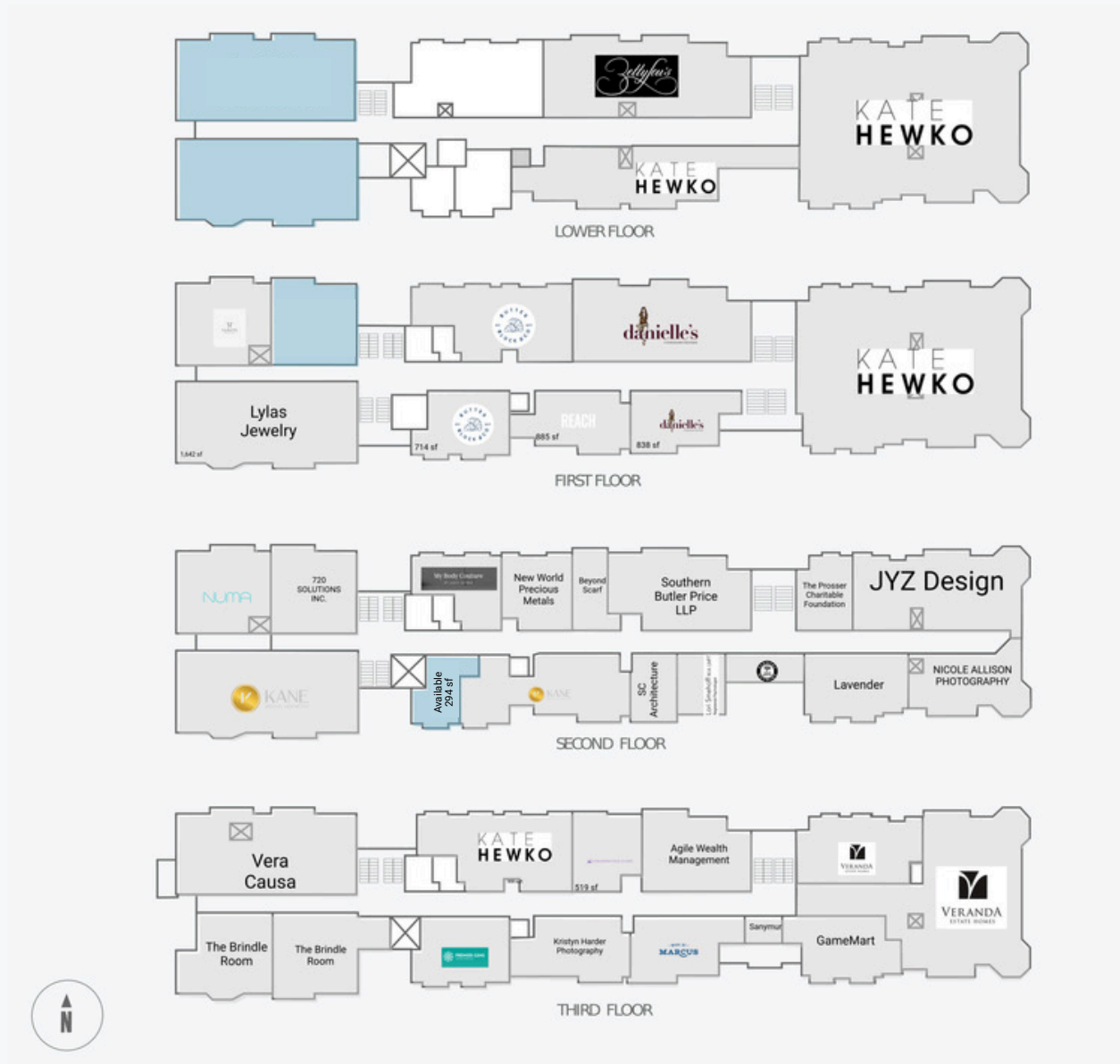


# The Devenish





# Leasing Opportunities



# Leasing Opportunities

Size	294 SF
Unit Number	A02009A
Floor	Second Floor
Availability	Q3 2025
Ideal Use	Office/Retail
Additional Rent*	*\$21.12 psf

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

