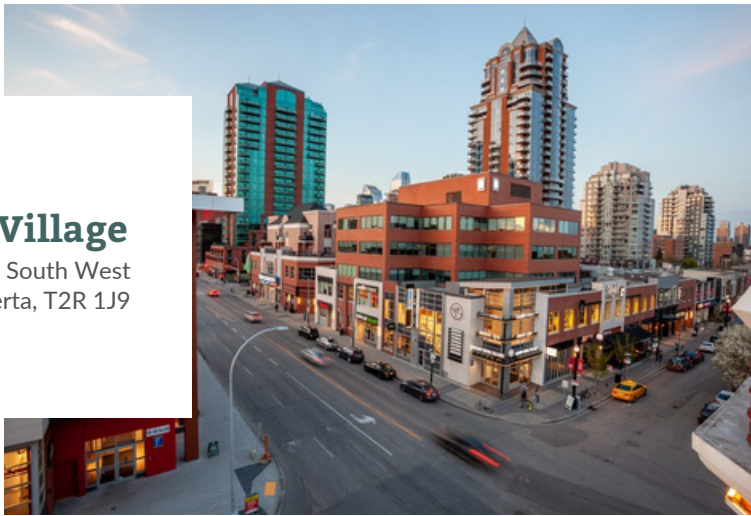




MRV^{District}

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

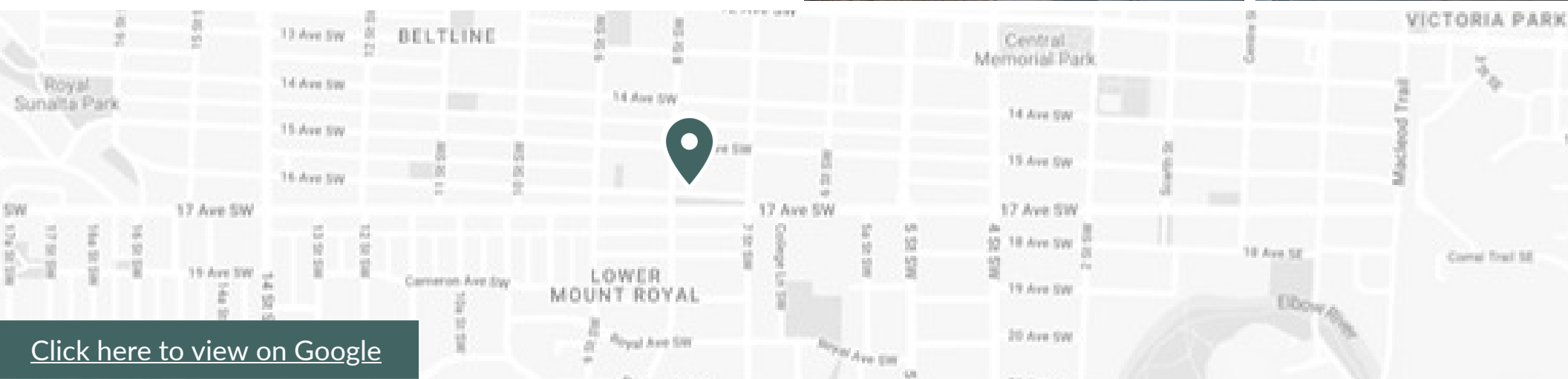
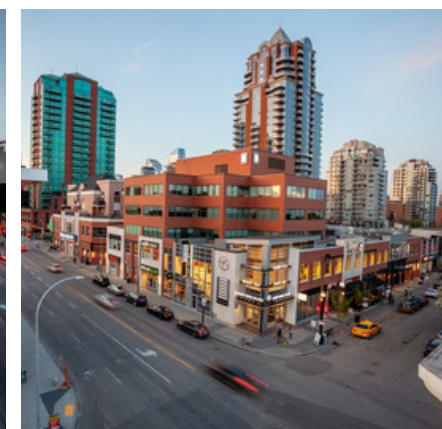


About the Neighbourhood

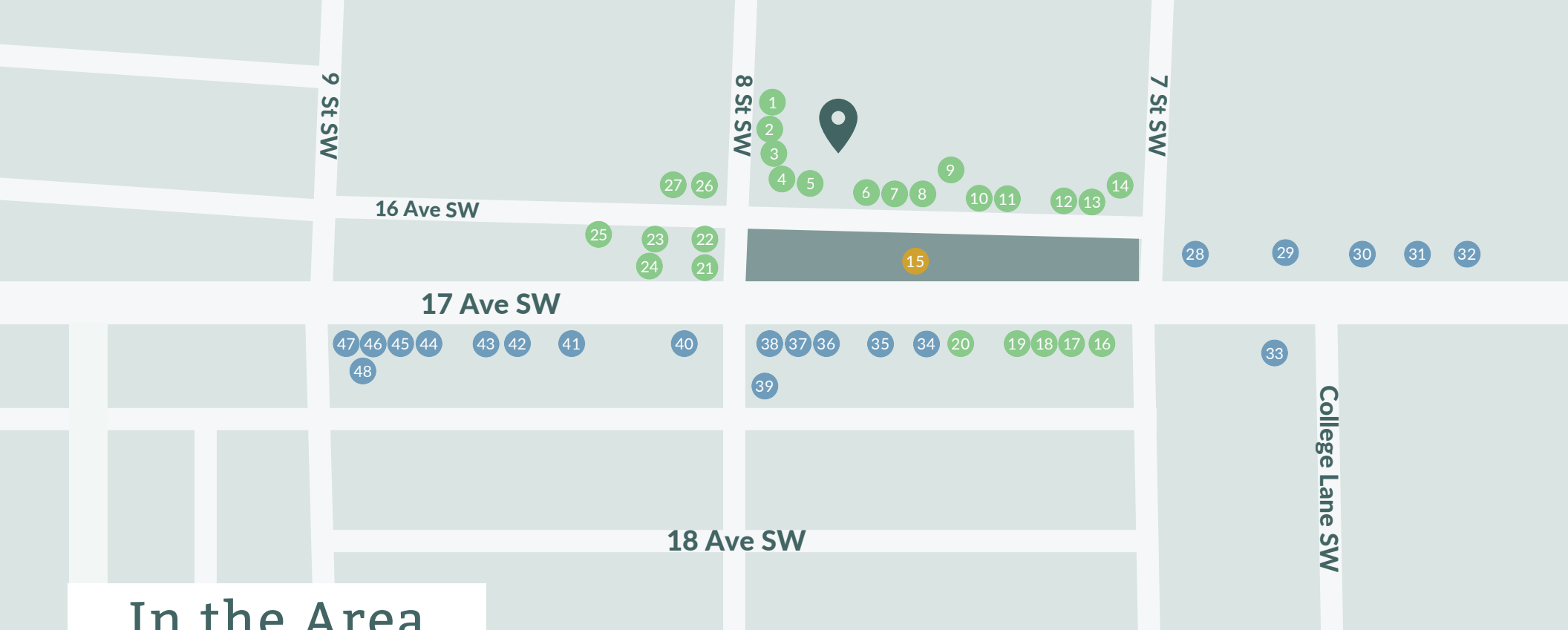
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village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



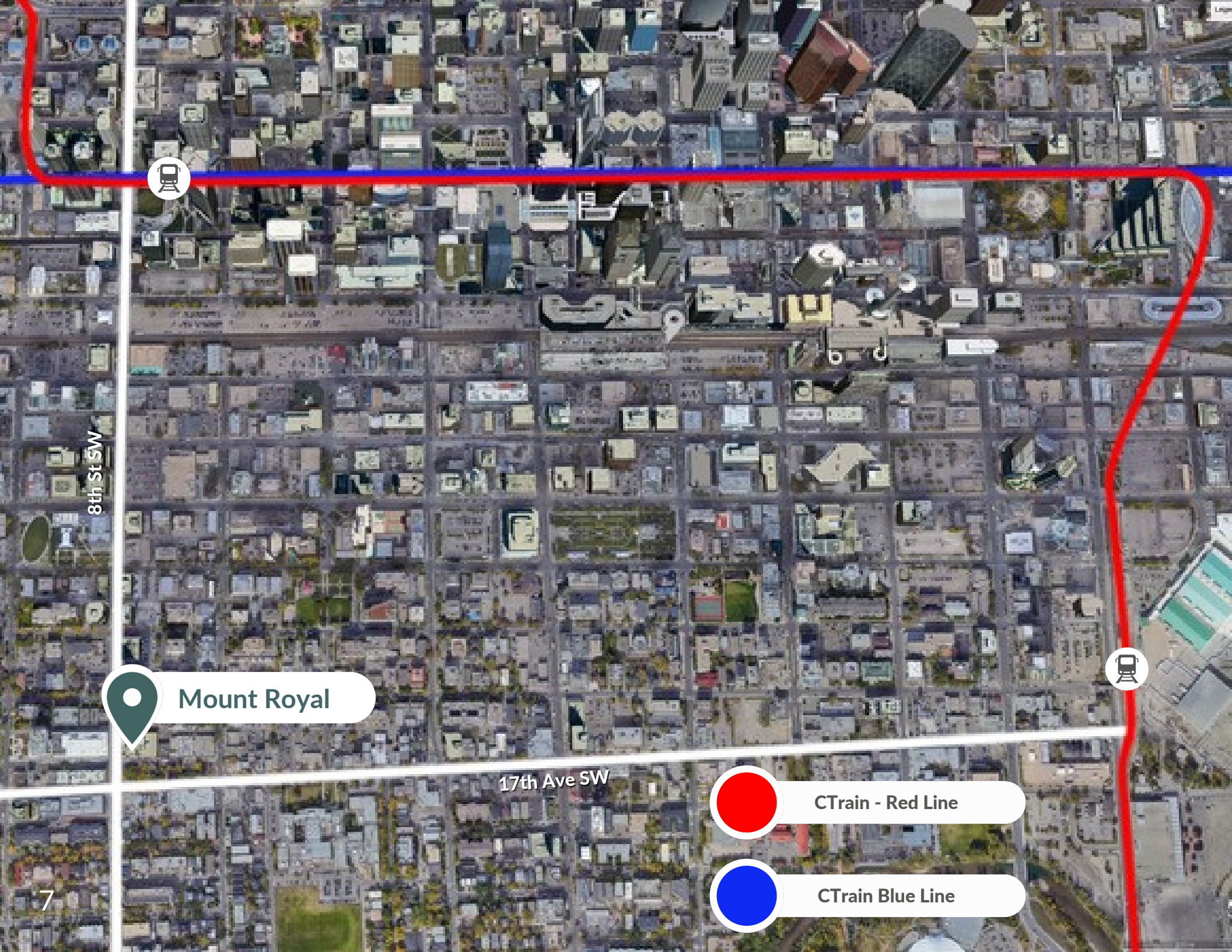
SHOPPERS
DRUG MART



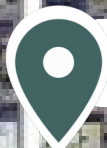
Tim Hortons



oasis
wellness centre & spa



8th St SW



Mount Royal

17th Ave SW



CTrain - Red Line



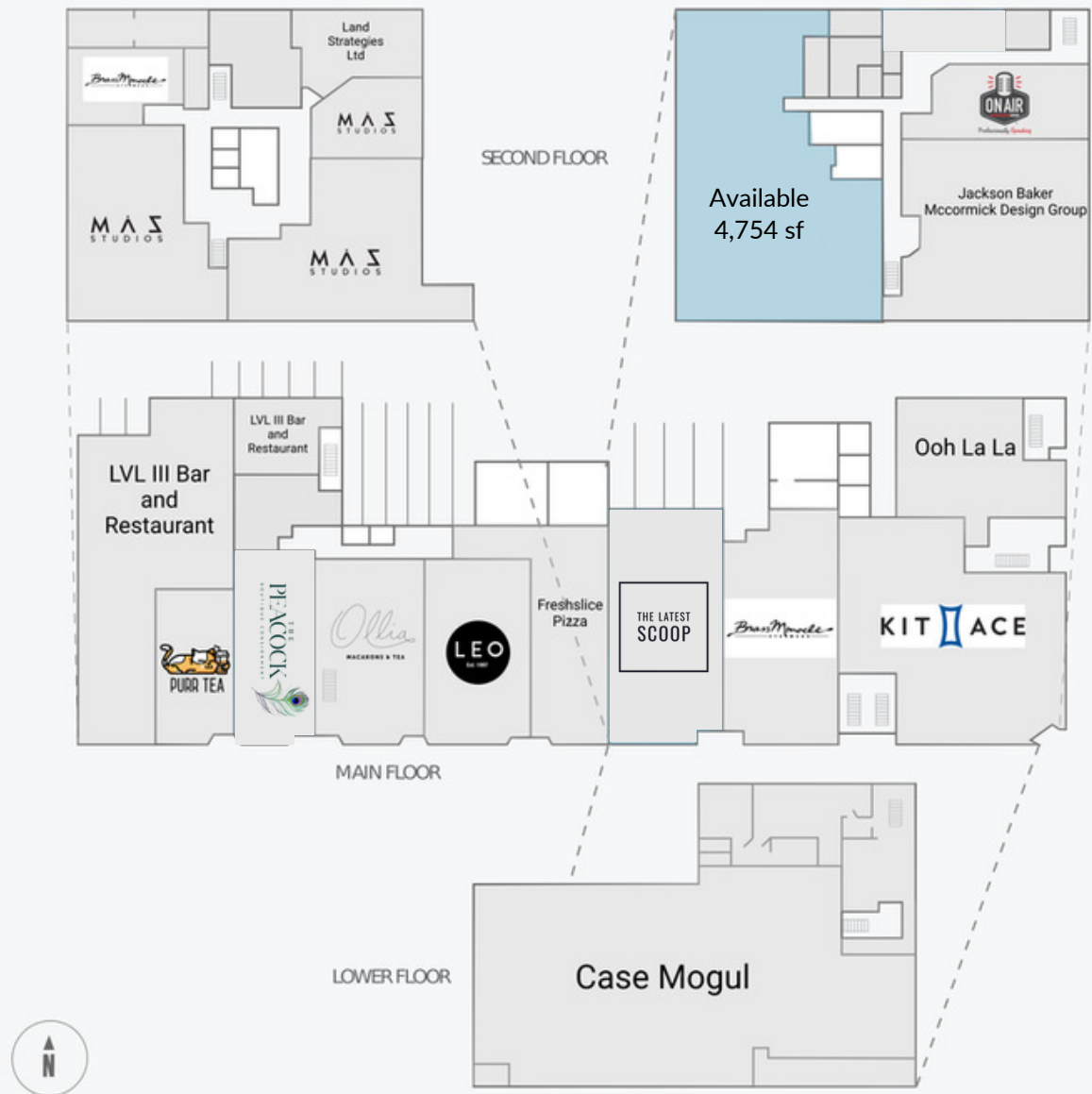
CTrain Blue Line



Mount Royal East



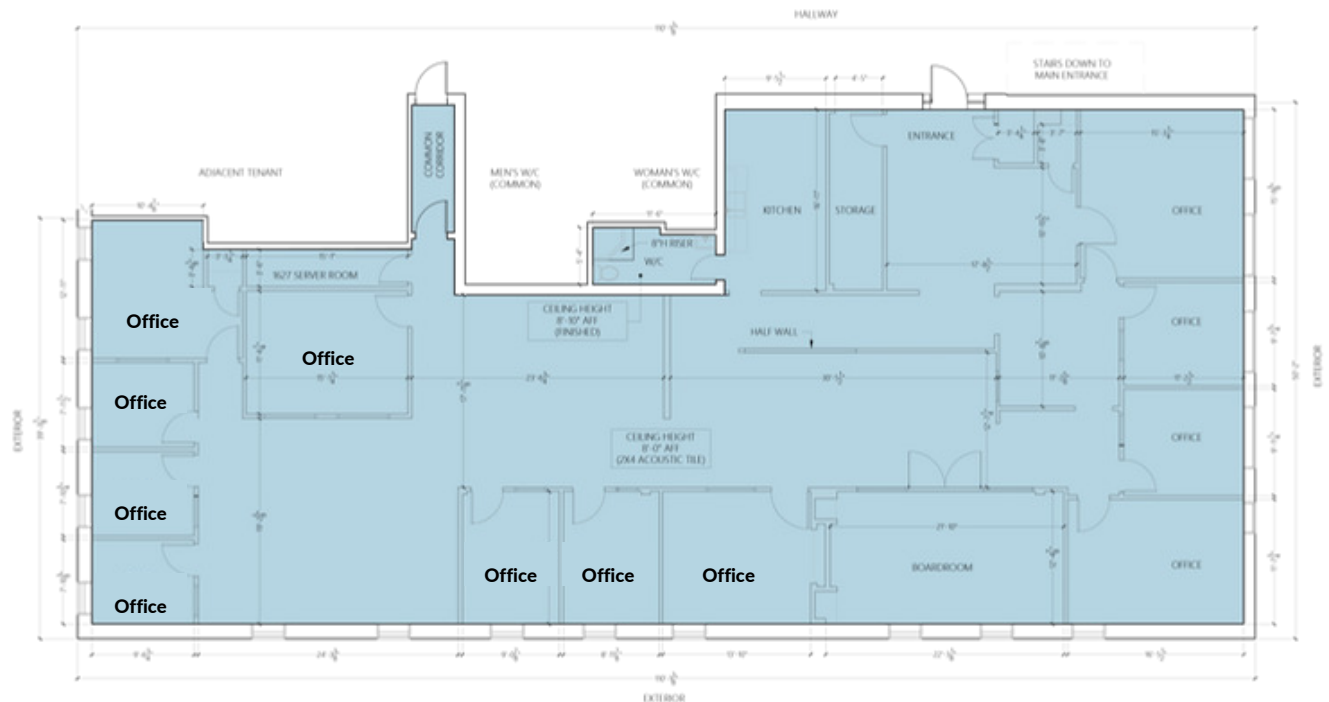
Site Plan



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*



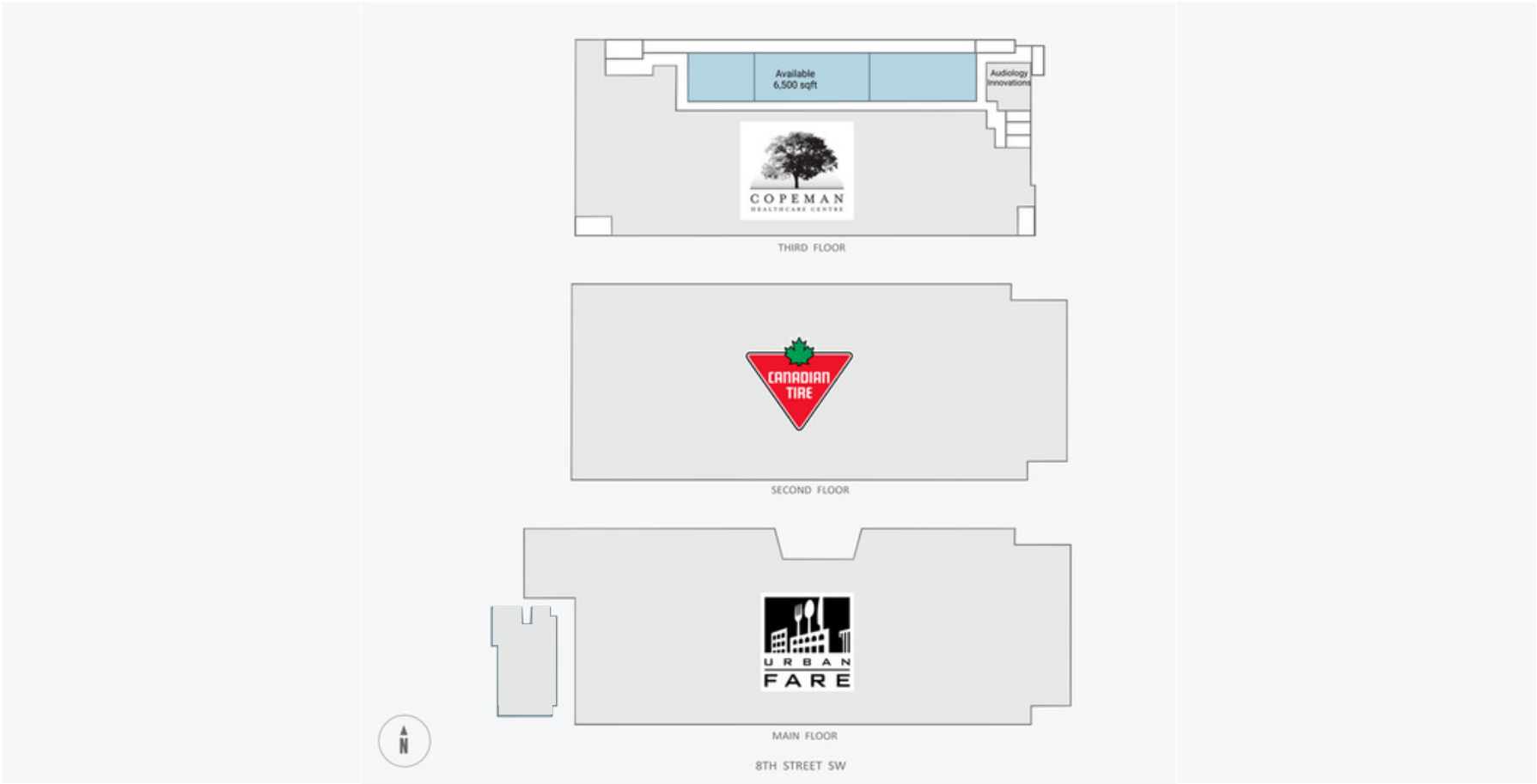


Mount Royal West



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*





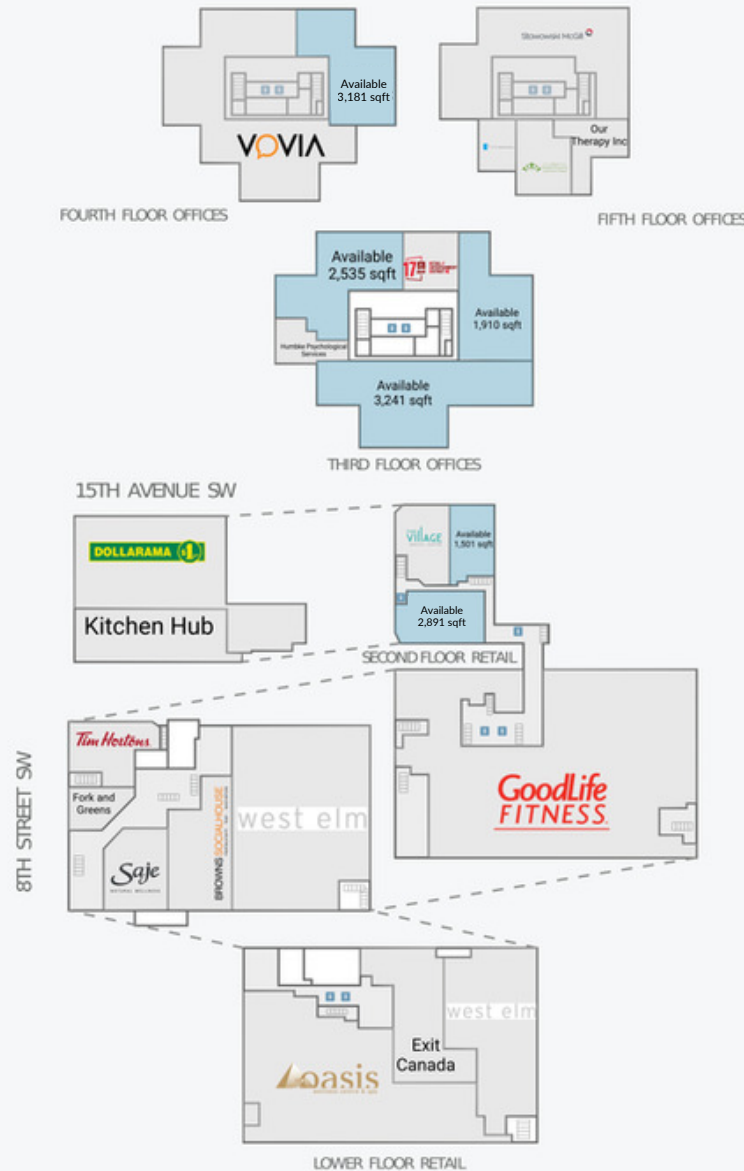
Mount Royal Village



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

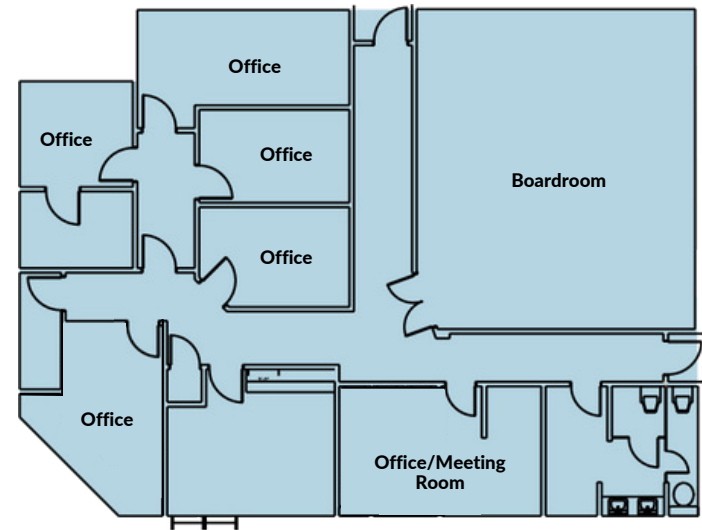
Size	2,891 sf
Unit Number	B02001A
Floor	2nd
Availability	Available Q4 2025
Ideal Use	Office
Additional Rent*	\$20.60 psf

**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.

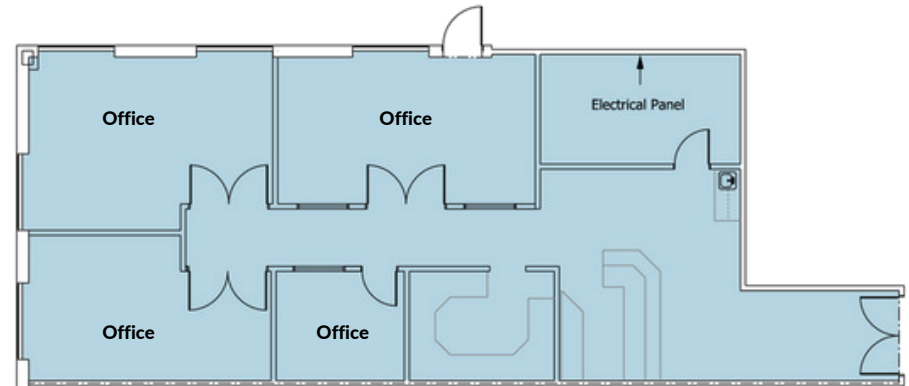
Possible layout



Leasing Opportunities

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

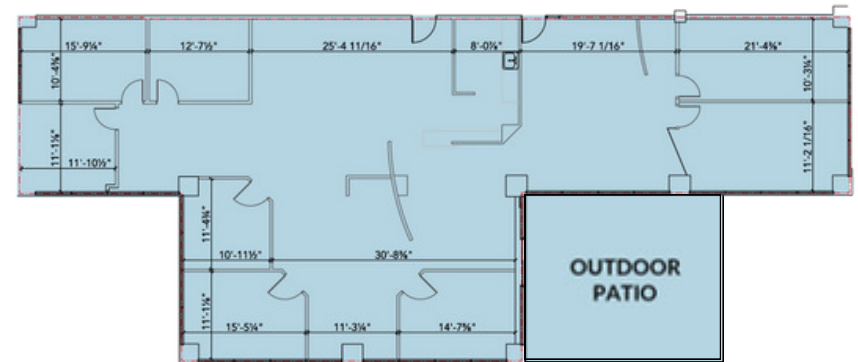
**2025 Estimates and rates are subject to change*



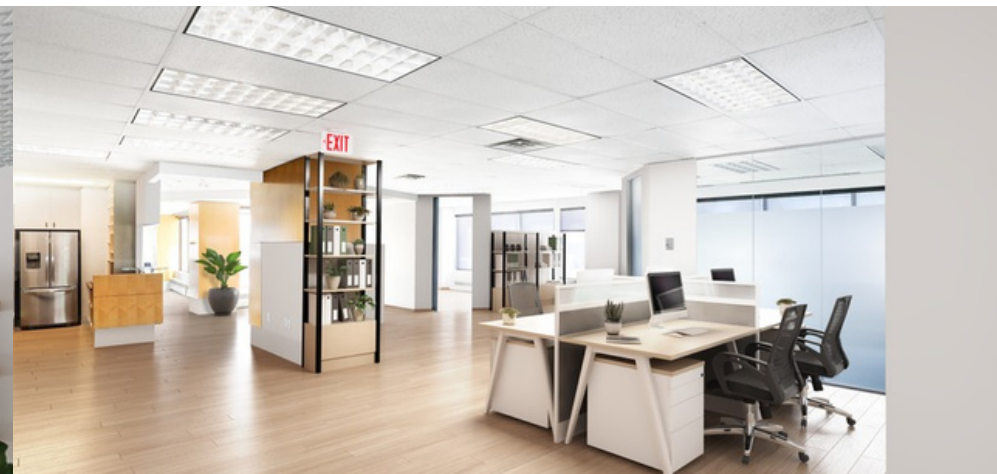
Leasing Opportunities

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*



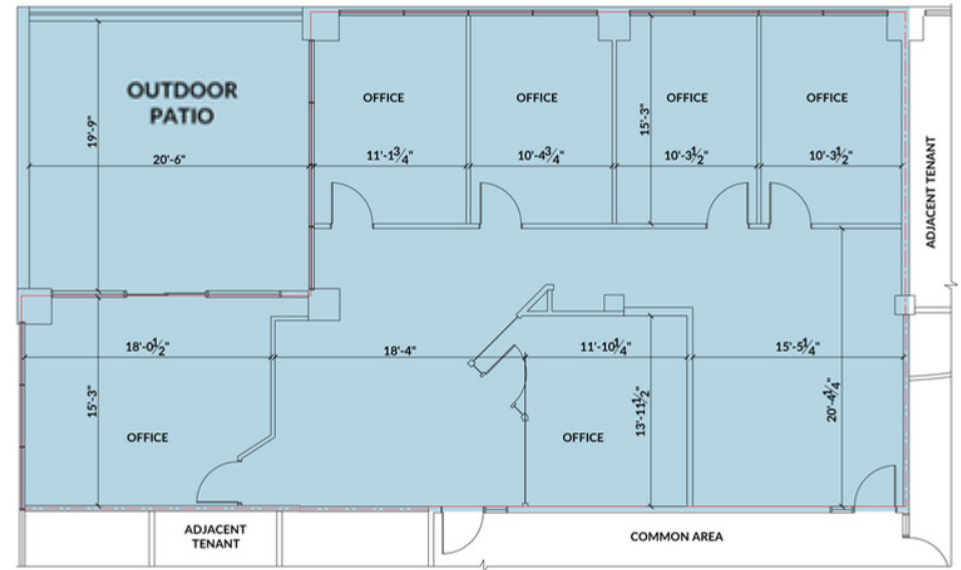
Rendering



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

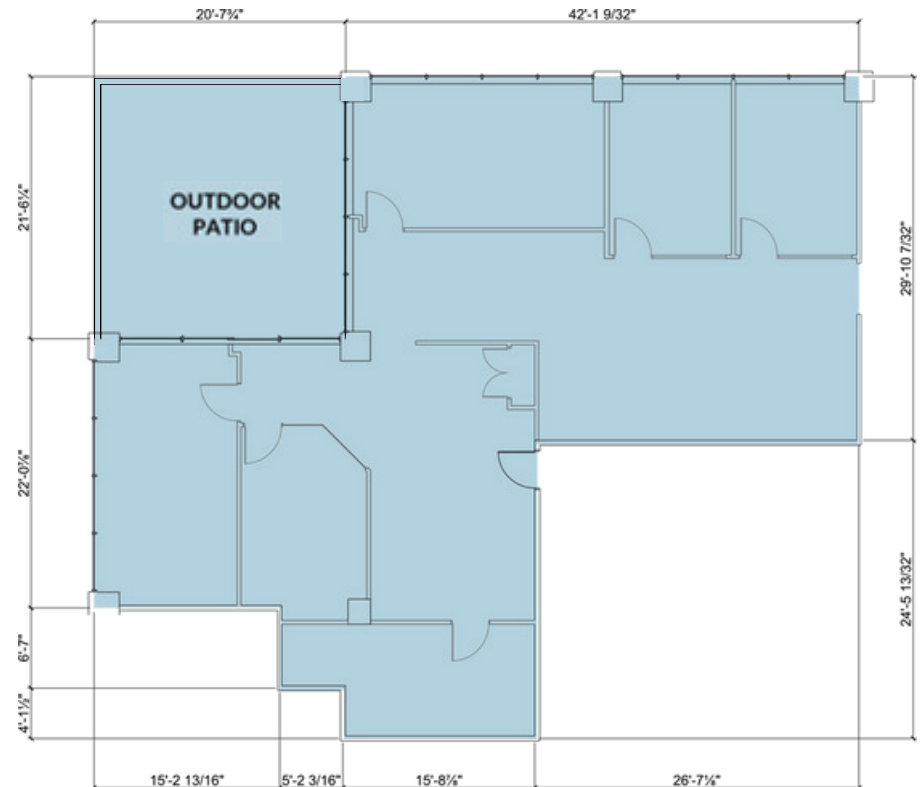
**2025 Estimates and rates are subject to change*



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

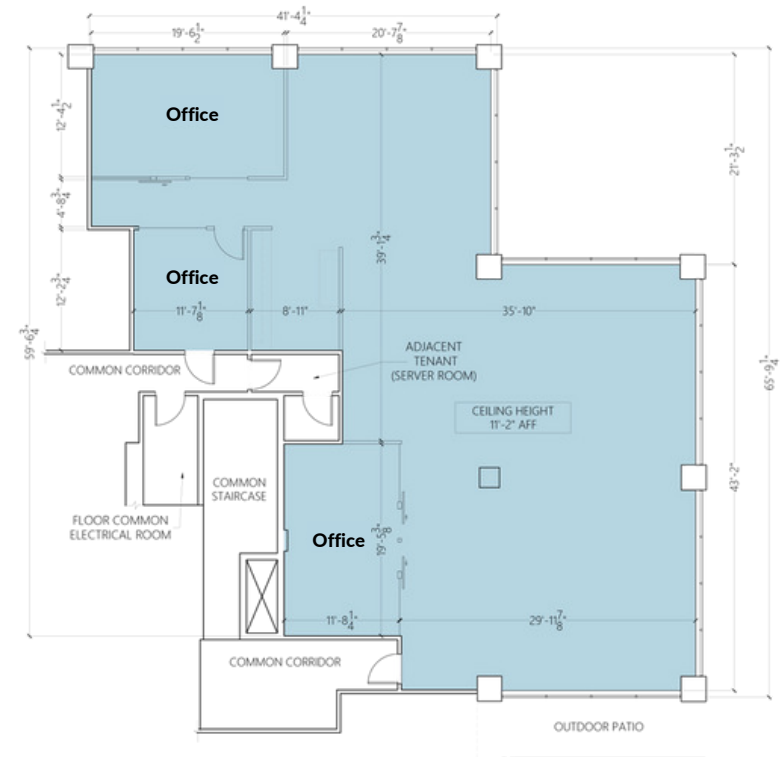
**2025 Estimates and rates are subject to change*

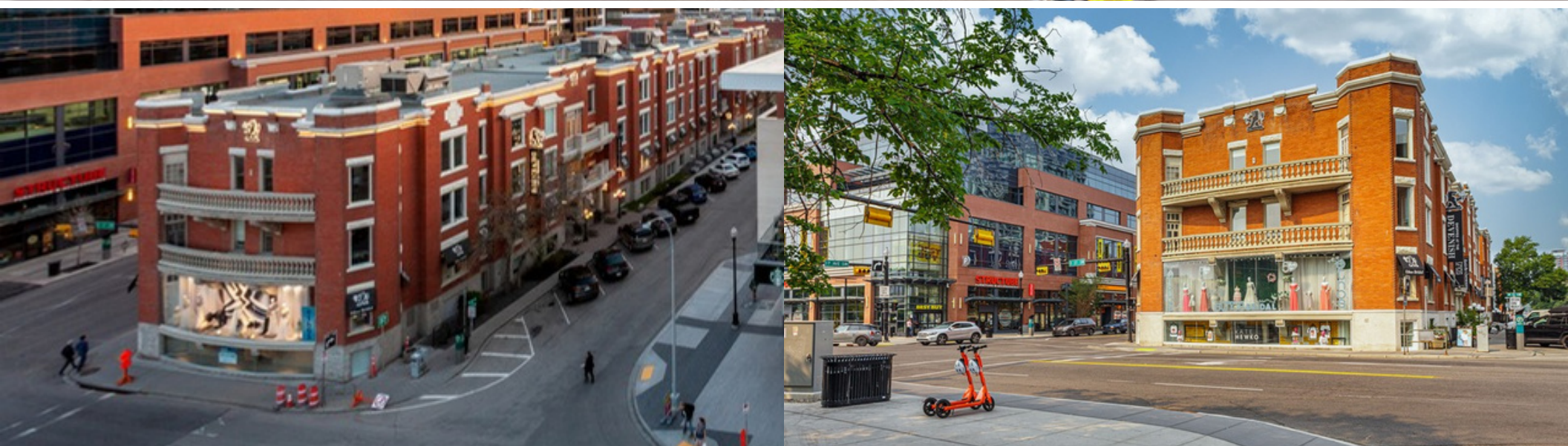


Leasing Opportunities

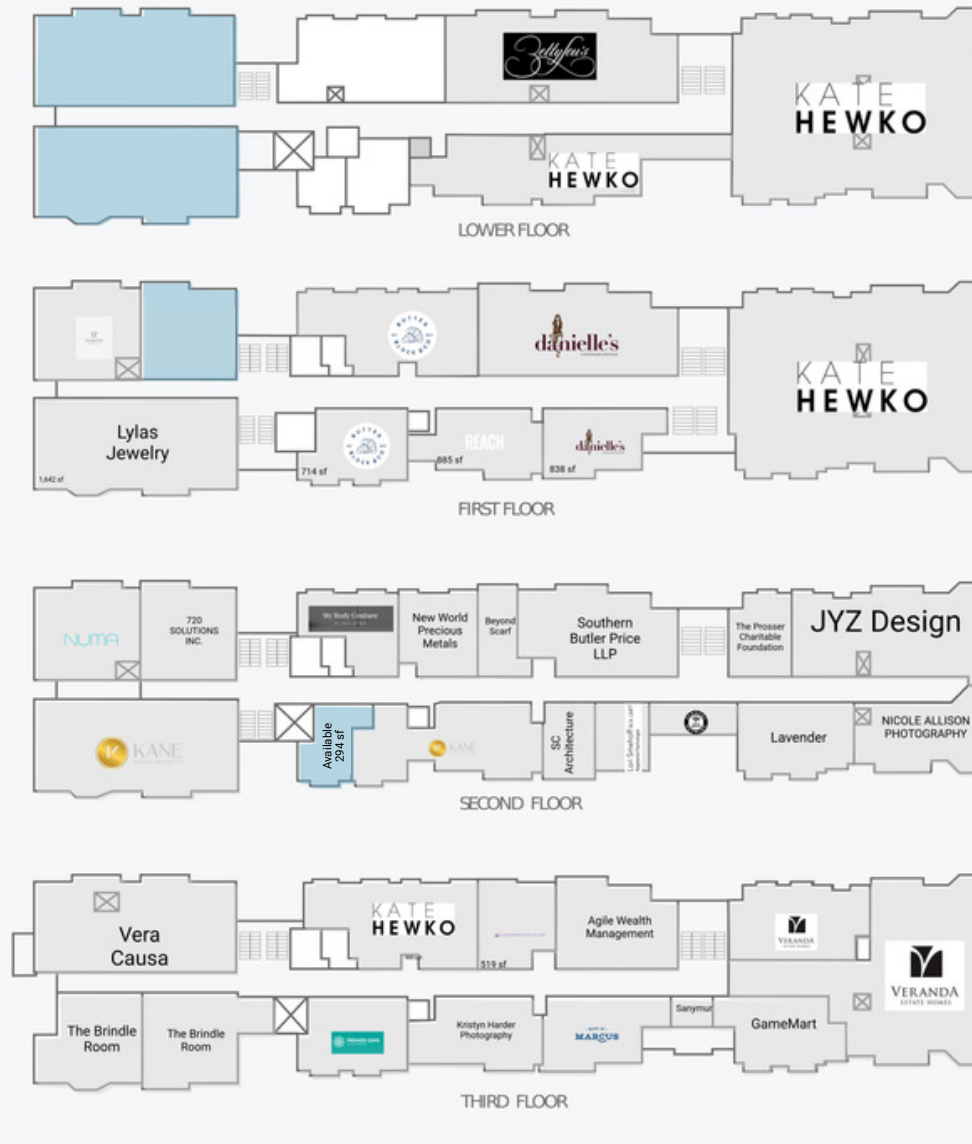
Size	3,181 SF
Unit Number	A04002B
Floor	4th
Availability	Immediate
Ideal Use	Office
Additional Rent*	\$24.12 psf

**2025 Estimates and rates are subject to change*





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*

