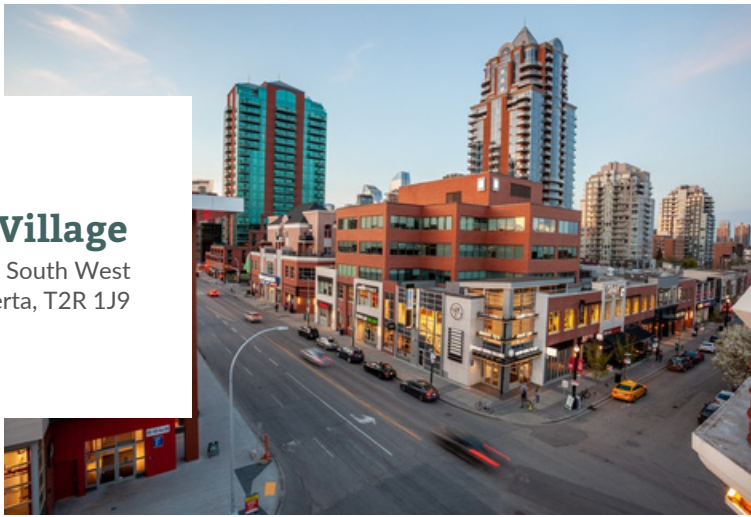




# MRV District

## 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

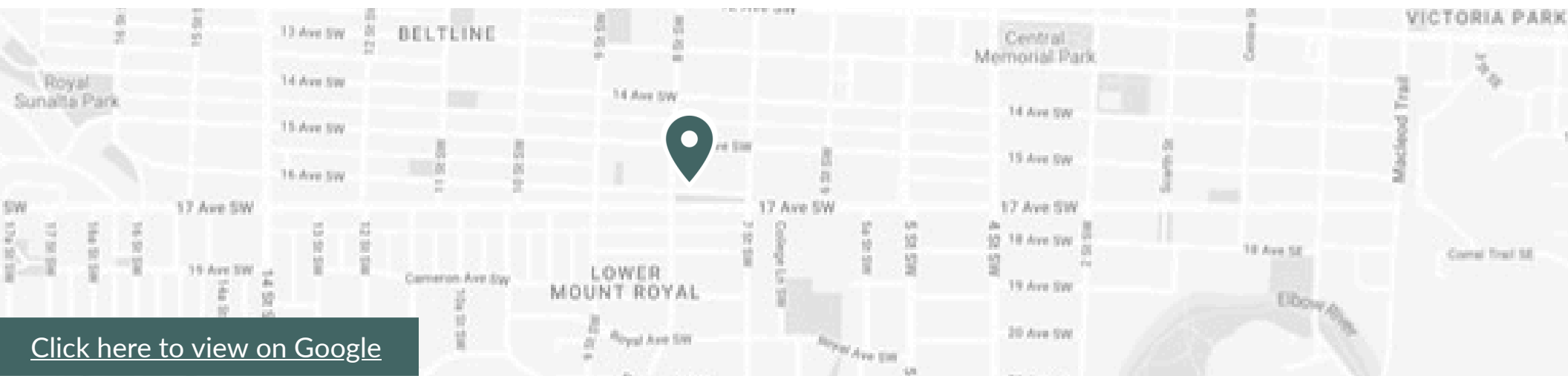
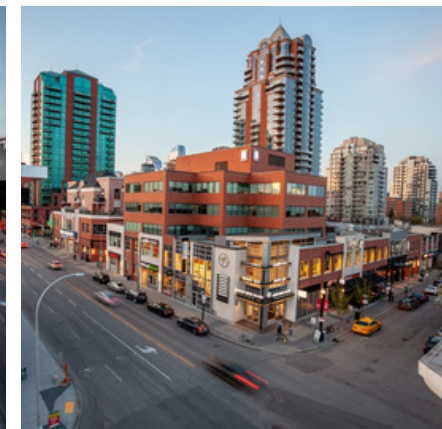


## About the Neighbourhood

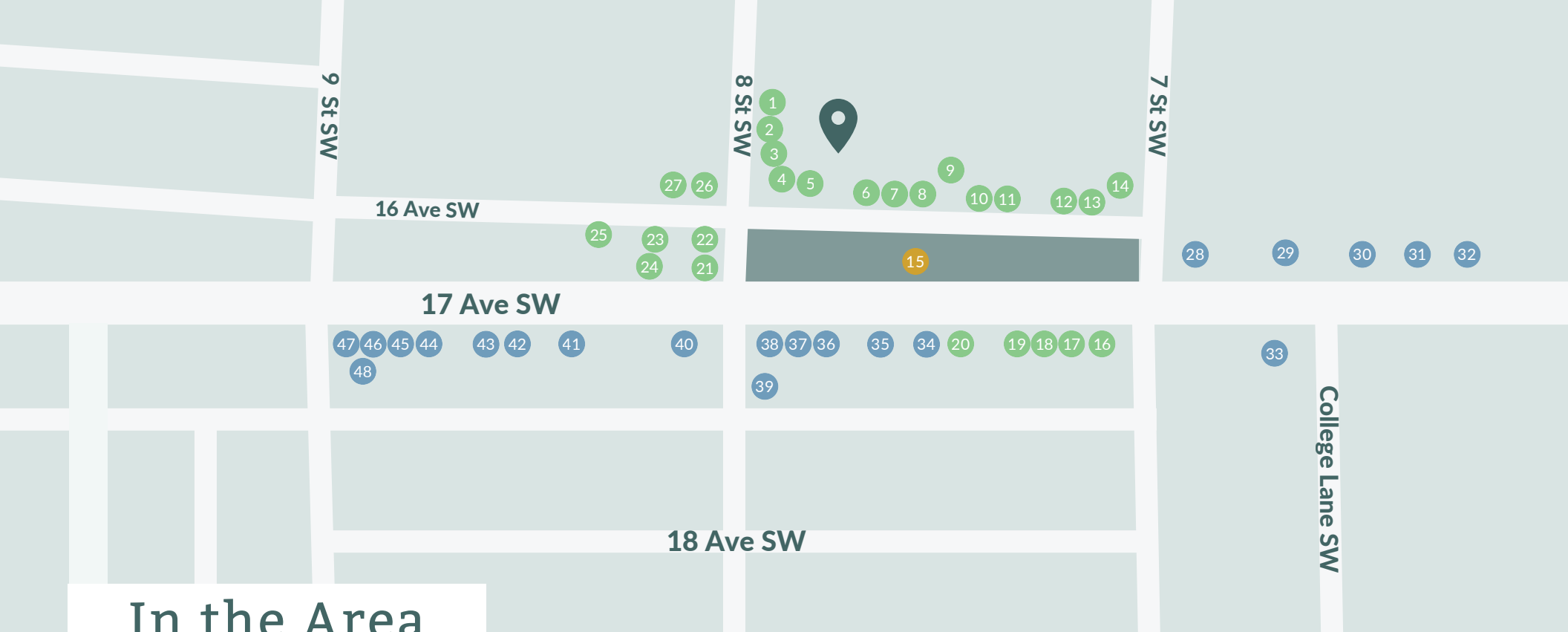
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village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



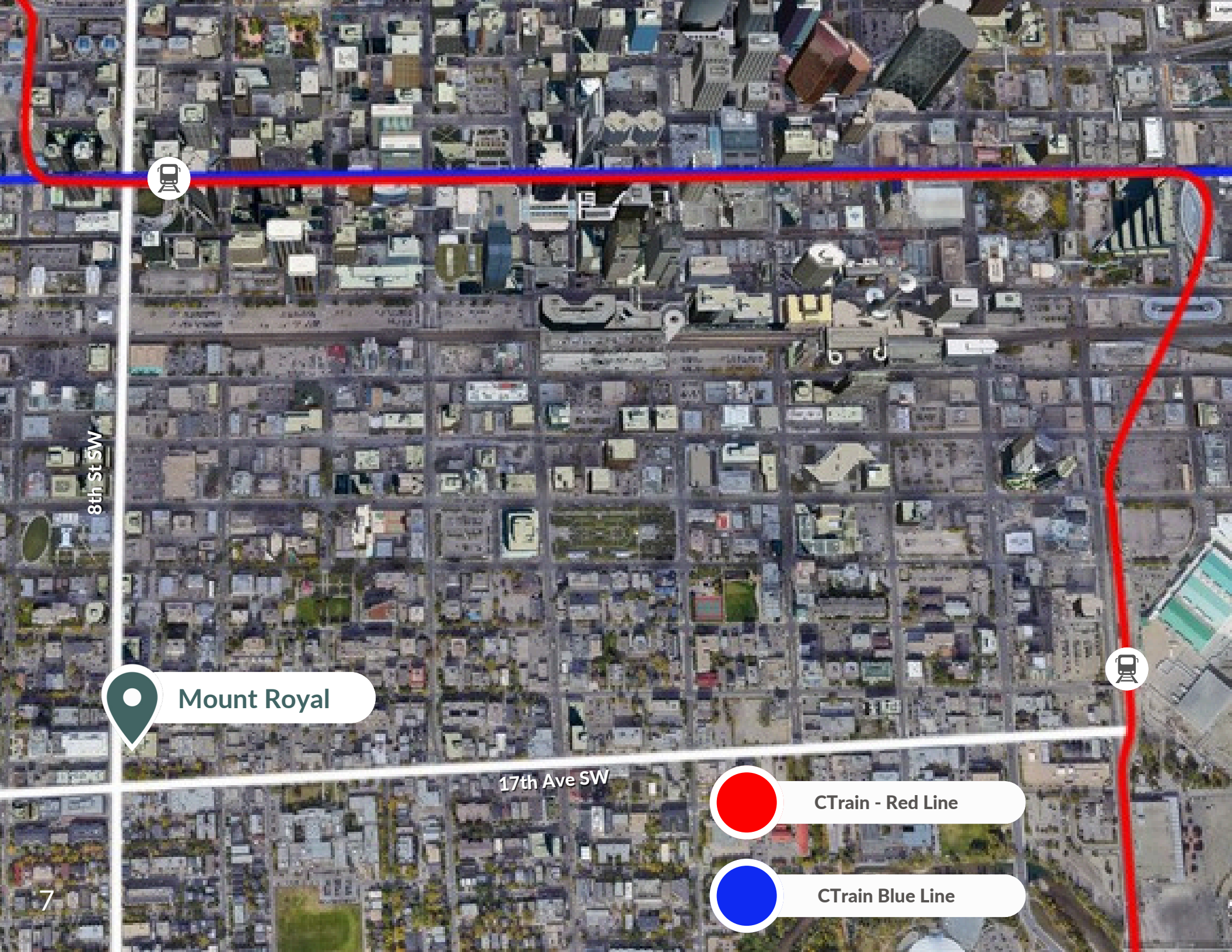
BROWNS SOCIALHOUSE  
restaurant . bar . socialize

GoodLife  
FITNESS.



Tim Hortons





8th St SW

Mount Royal

17th Ave SW

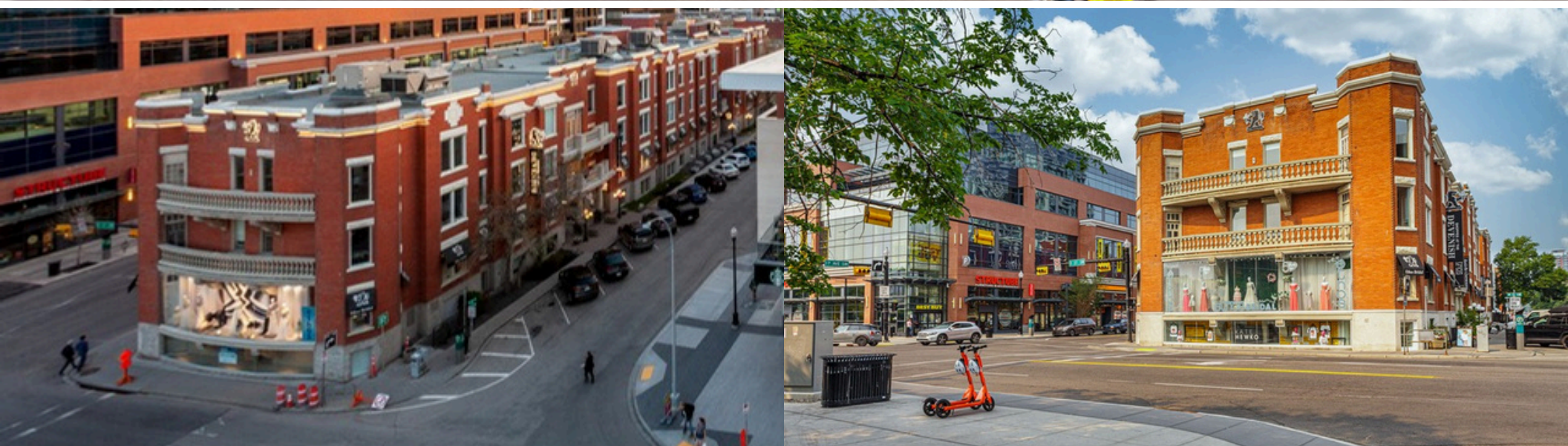
CTrain - Red Line

CTrain Blue Line

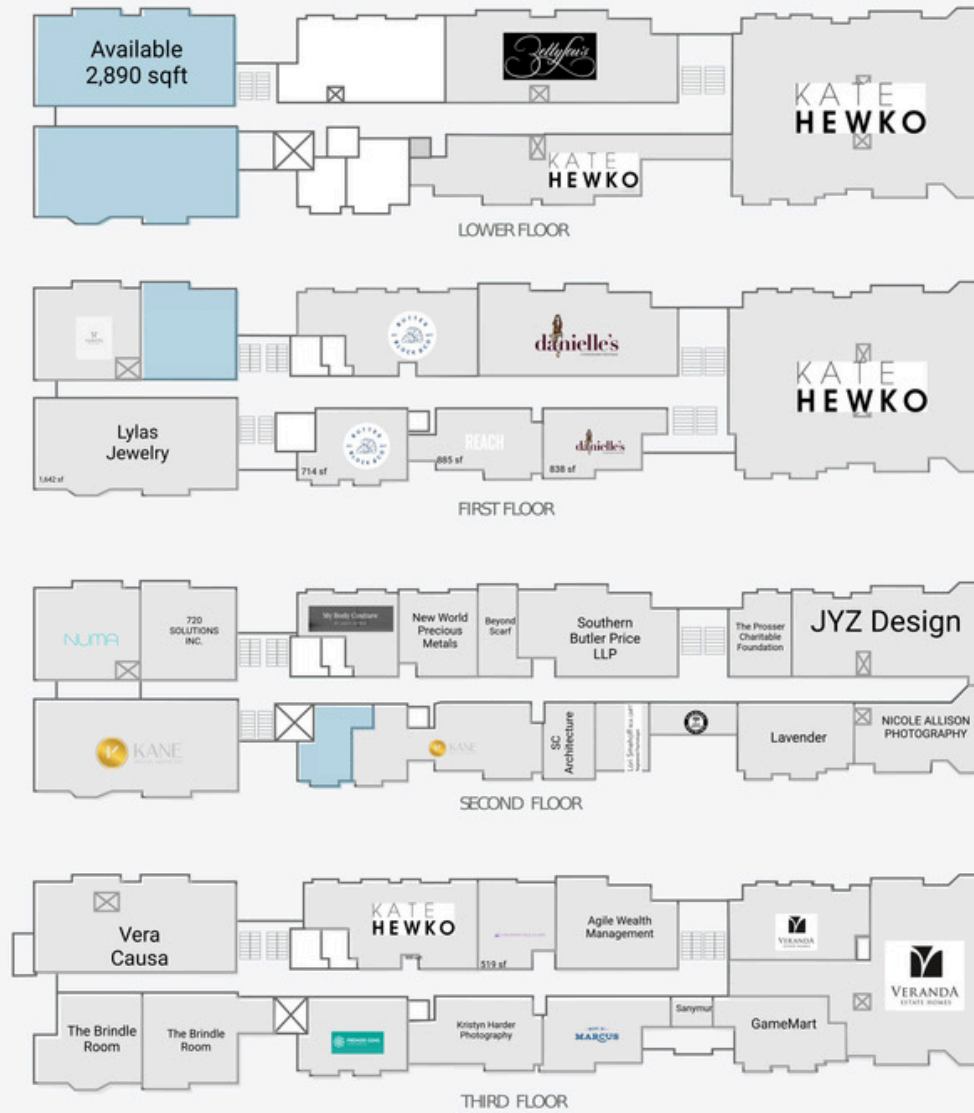
7



# The Devenish



# Leasing Opportunities

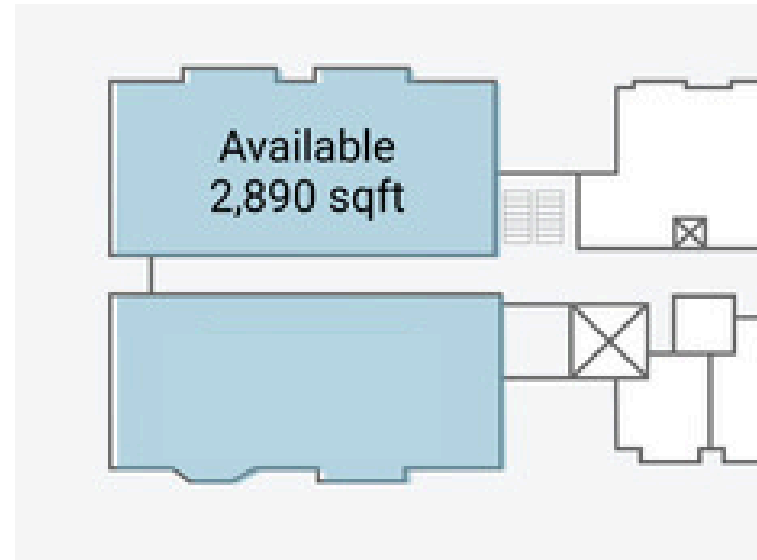




# Leasing Opportunities

<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

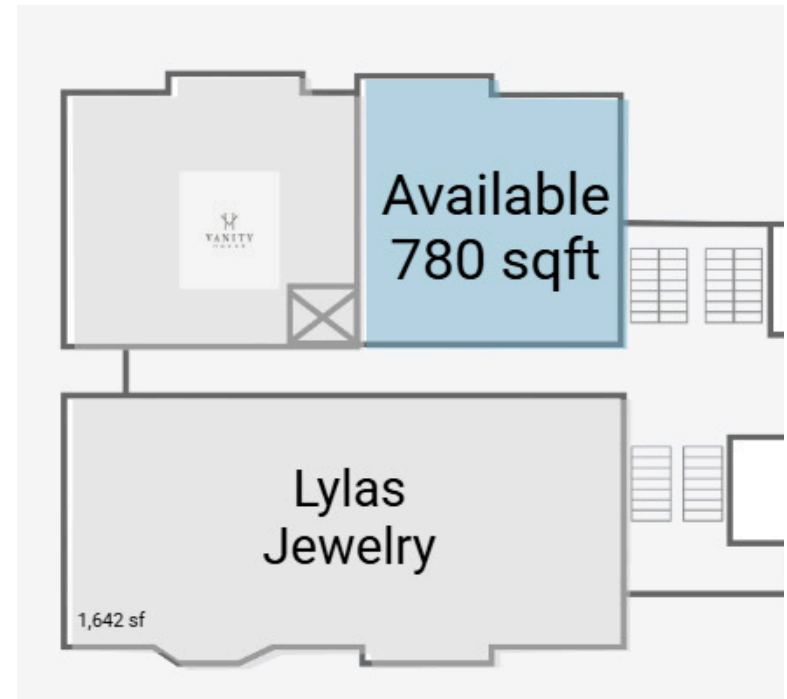
*\*2025 Estimates and rates are subject to change*

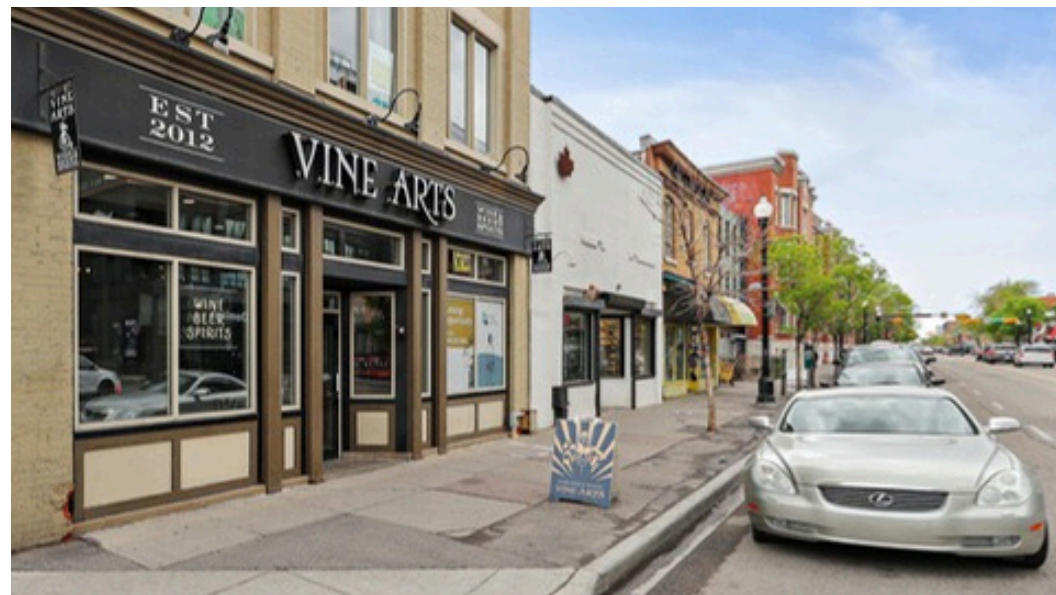


# Leasing Opportunities

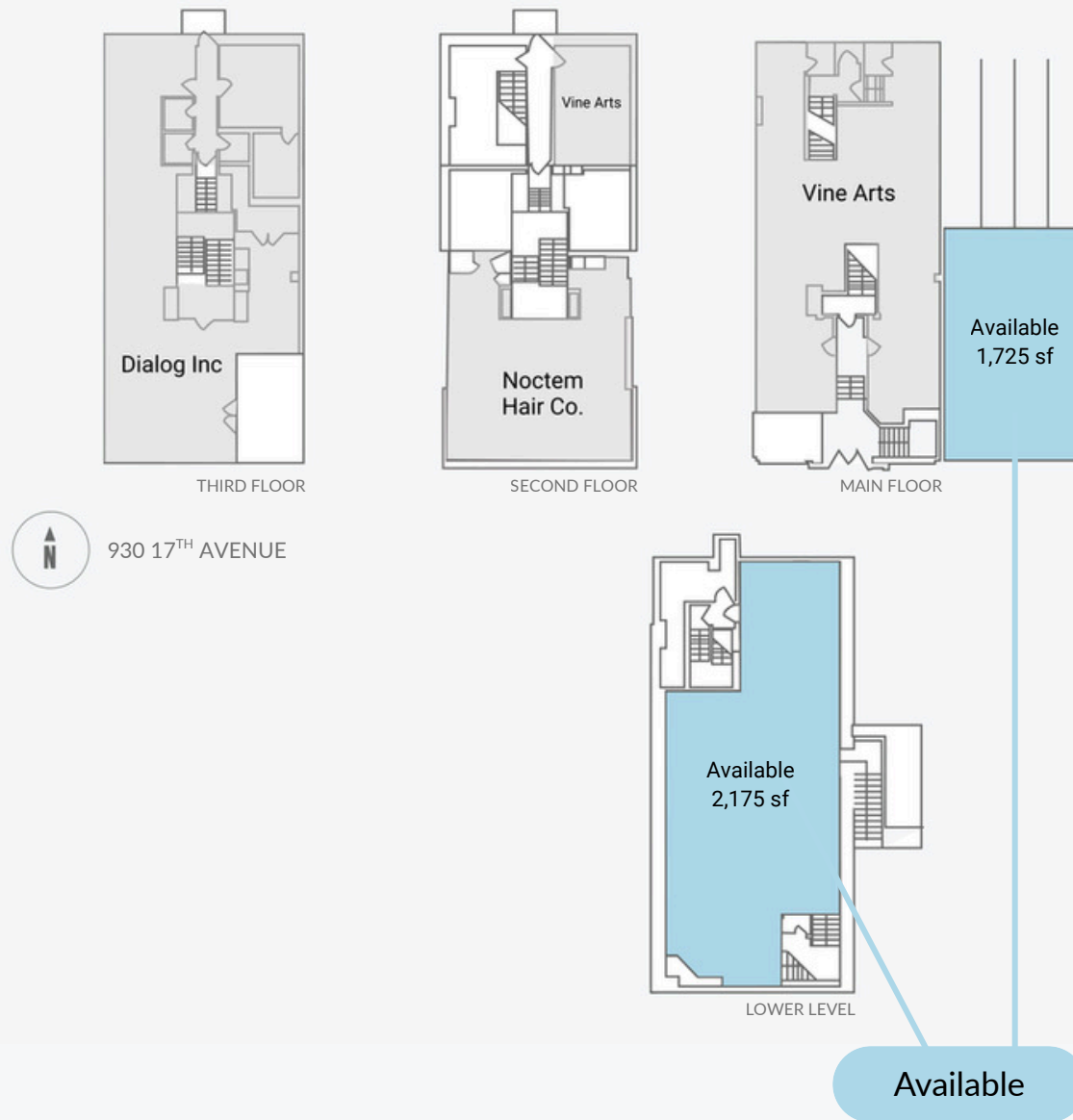
<b>Size</b>	780 SF
<b>Unit Number</b>	A01006A
<b>Floor</b>	1st
<b>Availability</b>	December 2025
<b>Ideal Use</b>	Retail
<b>Additional Rent*</b>	\$21.12 psf

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





# Leasing Opportunities



# Leasing Opportunities

<b>Size</b>	1,725 SF (Street Level) 2,175 SF (Lower Level)
<b>Unit Number</b>	AB1001A
<b>Availability</b>	Immediately
<b>Ideal Use</b>	Retail

## Notes

- Ideal location close to the heart of Mount Royal Village
- Adjacent to a dynamic mix of retailers and tenants
- Great signage possibility with direct 17<sup>th</sup> Avenue exposure

\*CAM: \$15.52 sf

\*Tax: \$5.62 sf

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



