



# Leasing Opportunity

## TransCanada Centre

1440 52nd Street North East, Calgary, AB

1,263 sf

Operating Costs\* \$15.45 Available Q1 2025

Ideal Uses:  
Retail, Convenience store, Services

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)

Population (5km) 170,391

Household Income (5km) \$83,706

Households (5km) 56,852

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\*2025 Estimated Rates



Availability

1,263 sf

