

906 1st Avenue NE

906 1st Avenue NE, Calgary, AB



About the Location

Located on the high-traffic corridor of 1st Avenue NE is 906 1st Avenue NE, a modern retail and office space where work, leisure, and convenience come together. Bridgeland Shoppers is also in close proximity to Mount Royal Village District, a busy shopping destination in the heart of Calgary's 17th Avenue retail and entertainment district.

With strong transit access and excellent visibility, 906 1st Avenue NE offers great connectivity to the city of Calgary and its surrounding neighbourhoods.

[Click here to view on Google](#)



Neighborhood Features



6-MINUTE DRIVE TO TOM CAMPBELL'S HILL NATURAL PARK



7-MINUTE DRIVE TO CORE DOWNTOWN CALGARY



18-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT



Nearest Bus line
1-minute walk to 1 Ave NE WB bus stop



Nearest Rail line
4-minute drive to Bridgeland Memorial Light Rail stop



Population (5km)
229,015



Bike Score
99



Household Income (5km)
\$149,695



Walk Score
87



Households (5km)
110,750



Transit Score
62



Traffic count
27,000

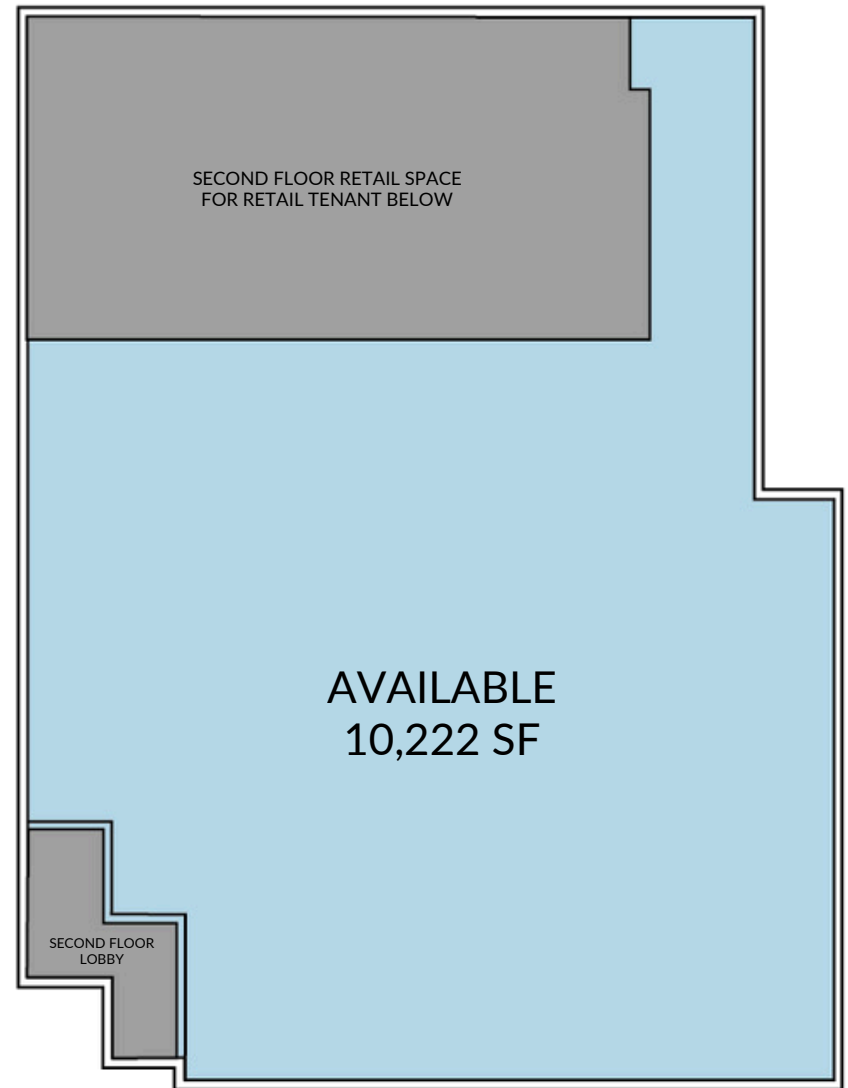


Availability

| | |
|-----------|------------------------|
| Size | 10,222 SF |
| Floor | 2nd |
| Available | TBD |
| Ideal Use | Medical Clinic, Office |

Notes

- Opportunity to occupy a newly constructed, modern, and easily accessible space
- Conveniently situated upstairs of a major national retail tenant
- Spacious and versatile 10,222 SF ideal for high-performing medical or office operations



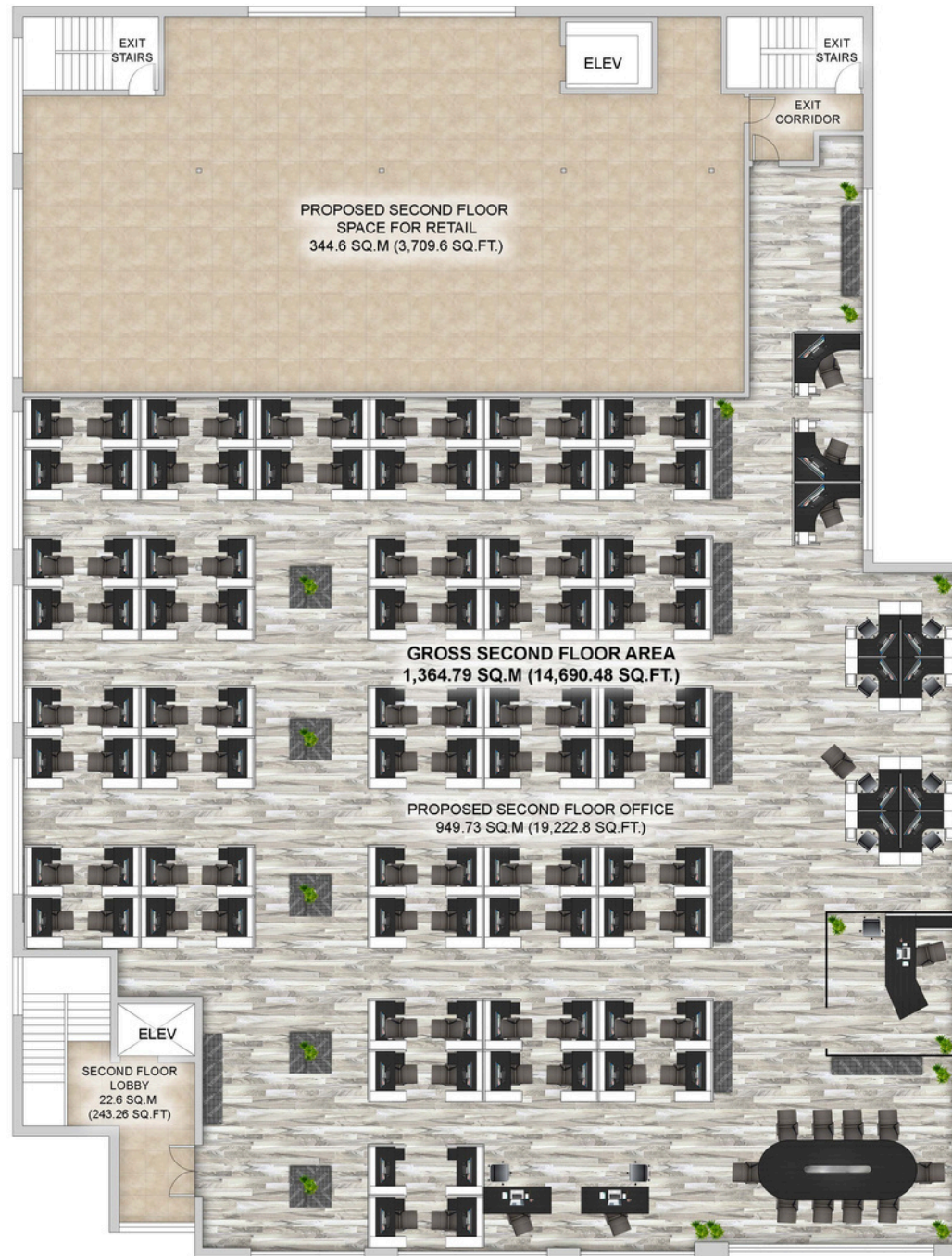
***CAM/Tax: \$14.53**

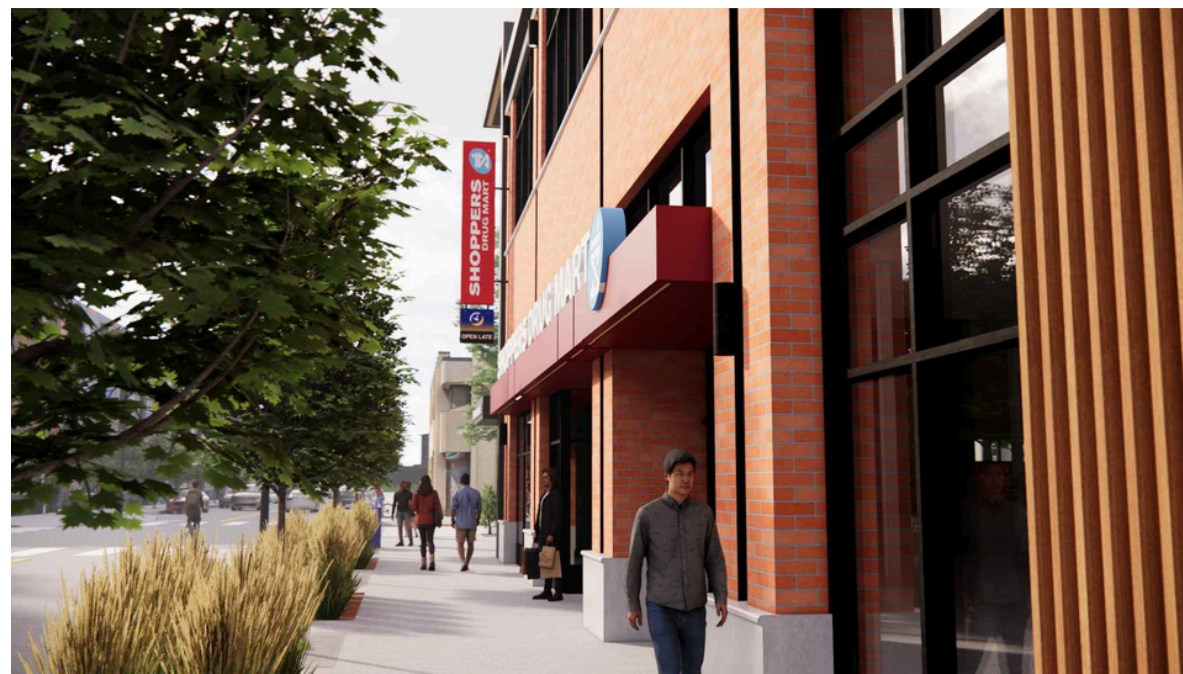
**2026 Estimates*

Mock Floor Plan (Medical Clinic)



Mock Floor Plan (Office)







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