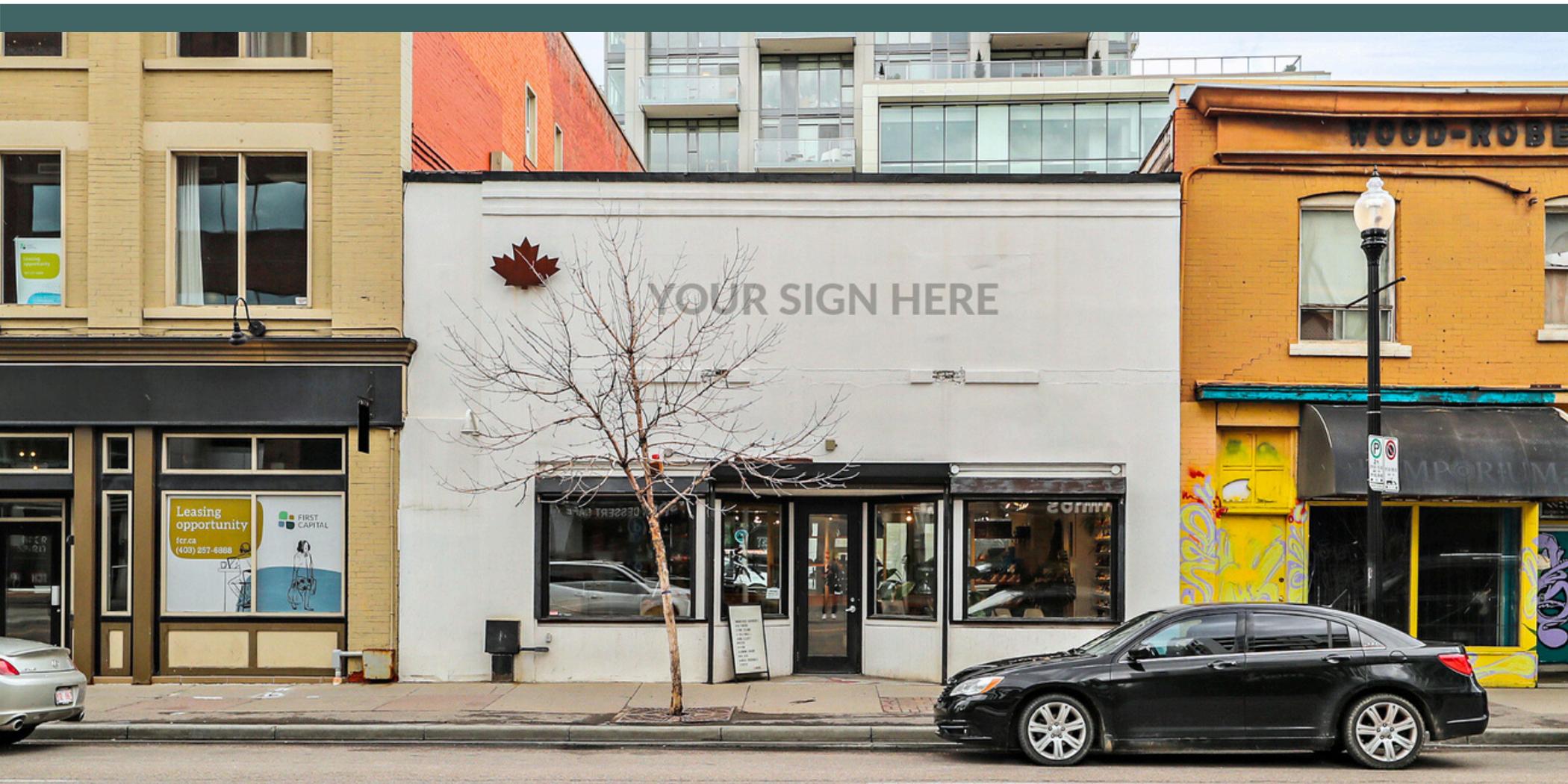
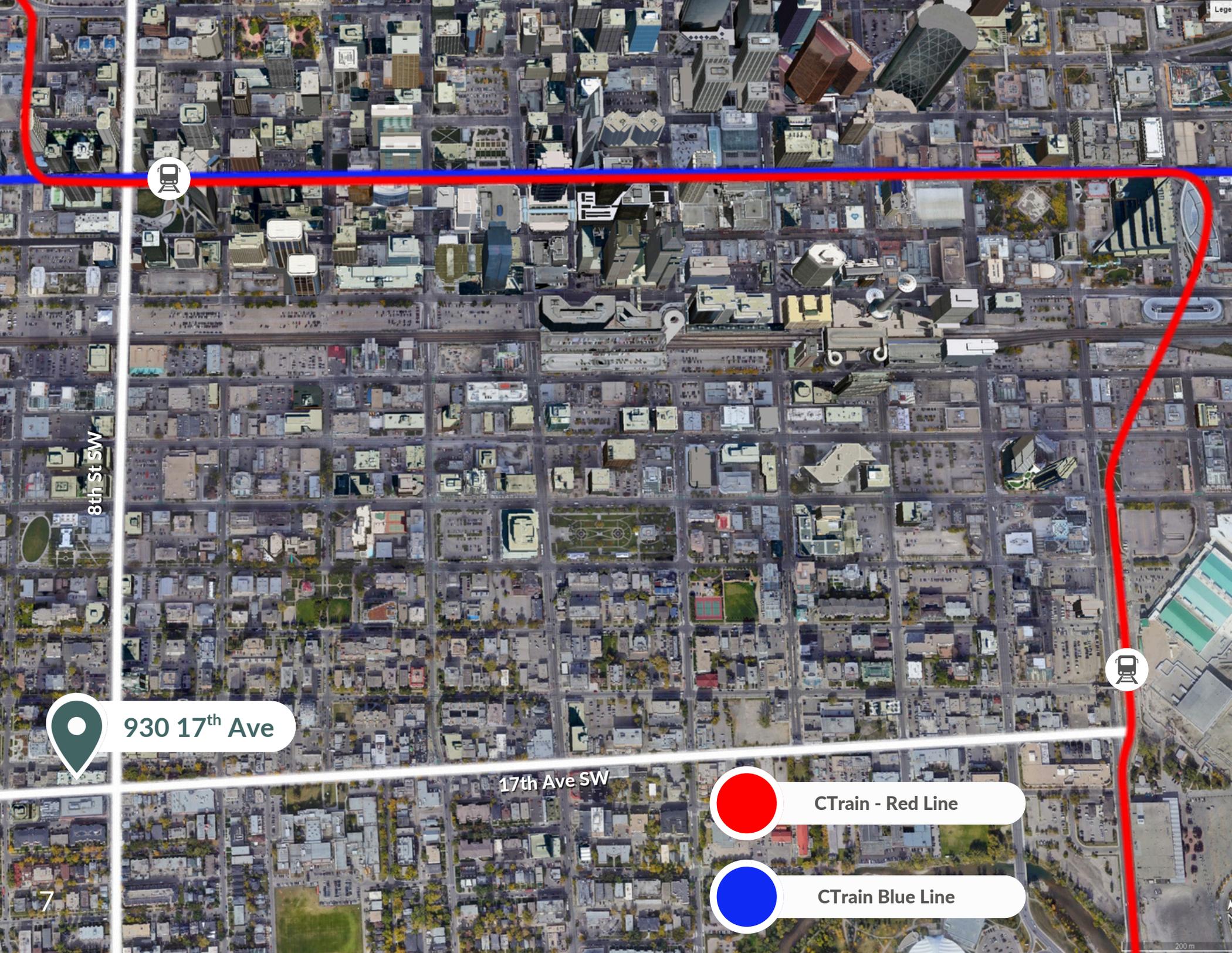


930 17th Avenue

930, 17th Avenue SW, Calgary, AB





8th St SW



930 17th Ave

17th Ave SW



CTrain - Red Line



CTrain Blue Line

7

200 m

Neighbourhood Features



1-MINUTE DRIVE TO MACLEOD TRAIL SE



6-MINUTE DRIVE TO CORE SHOPPING CENTRE



22-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT



Population (5km)
229,015



Bike Score
96



Household Income (5km)
\$149,695



Walk Score
97



Households (5km)
110,750



Transit Score
73



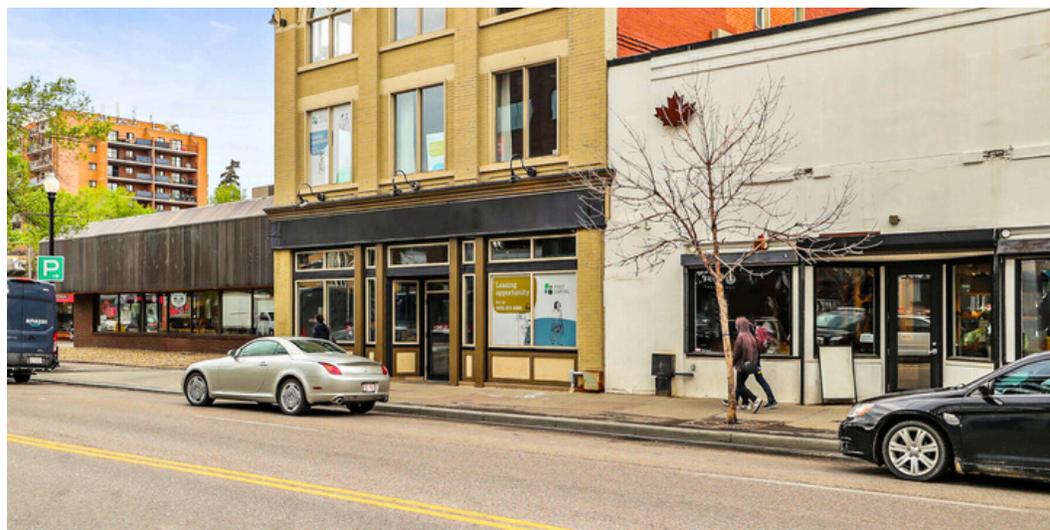
Traffic count
27,000



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

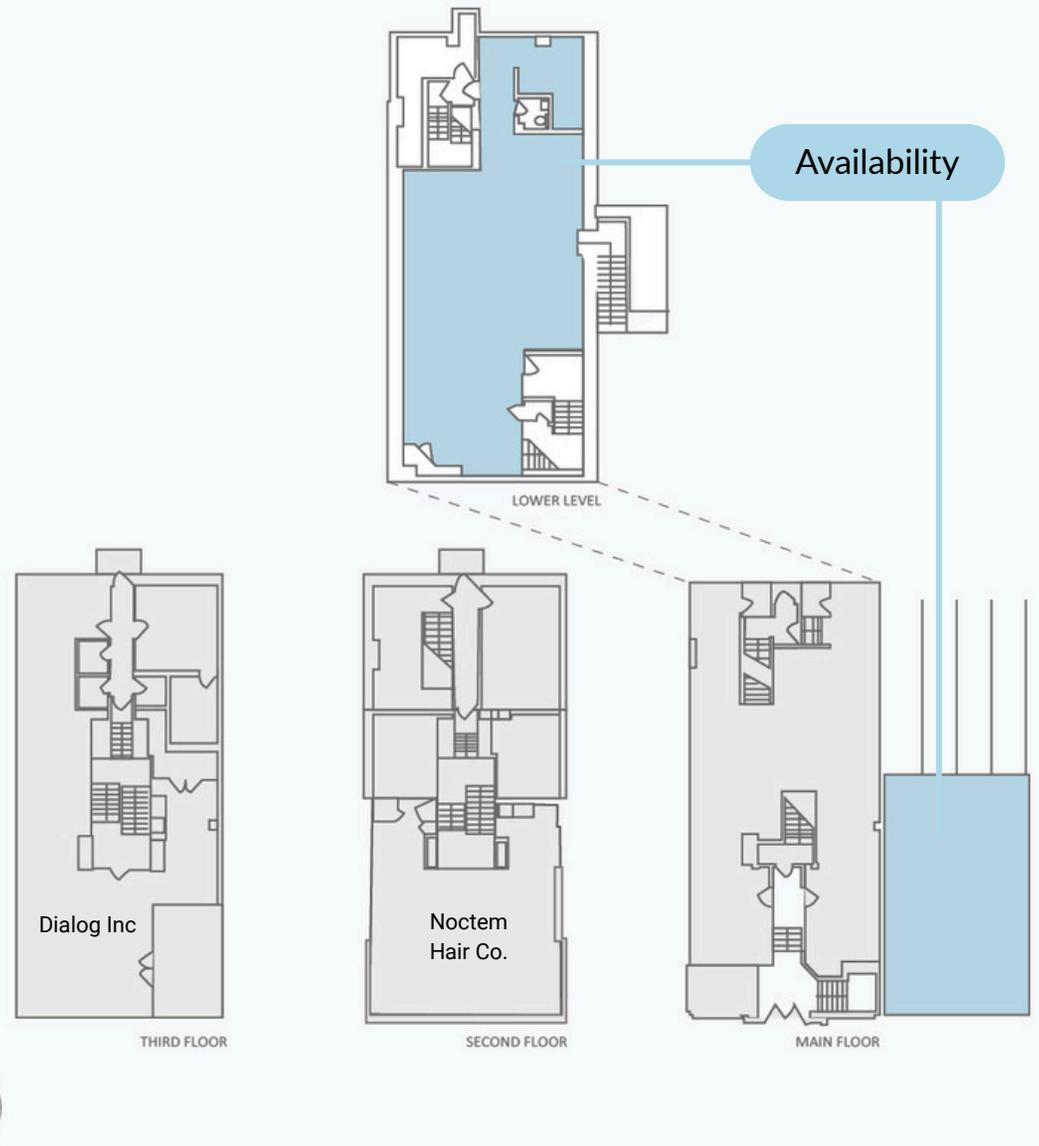


Availability

Size	1,725 SF (Street Level) 2,175 SF (Lower Level)
Available	Immediately
Ideal Use	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 17th Avenue exposure**



*Operating Costs: \$21.14 sf

*2026 Estimates



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