



# Leasing Opportunity

## Mount Royal Block

815 17th Avenue South West, Calgary, AB

1,389 sf

**CAM + Tax**  
\$31.79

**Available**  
Immediately

**Ideal Use:**  
QSR

**Notes:**

- Open and shelled, ready for fixturing
- Has 2 bathrooms\*

Direct on-site access to Calgary Transit bus stops

5-minute drive to MNP Community & Sport Centre (1.3km)

9-minute drive to Downtown Calgary core (2.9km)

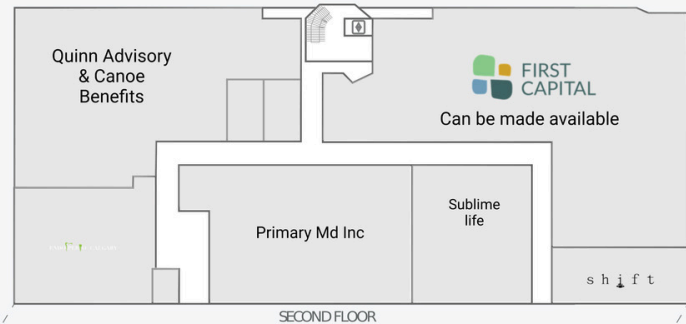
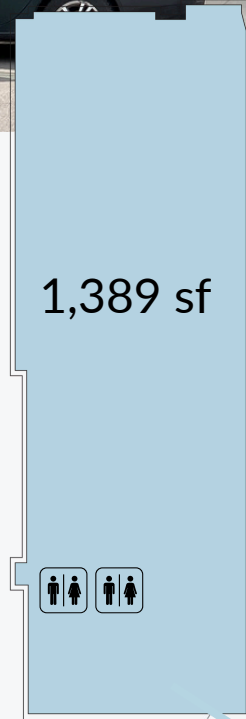
Population (5km)  
271,000

Household Income (5km)  
\$185,000

Households (5km)  
126,000

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\*2026 Estimated Rates



\*Bathrooms in approximate location