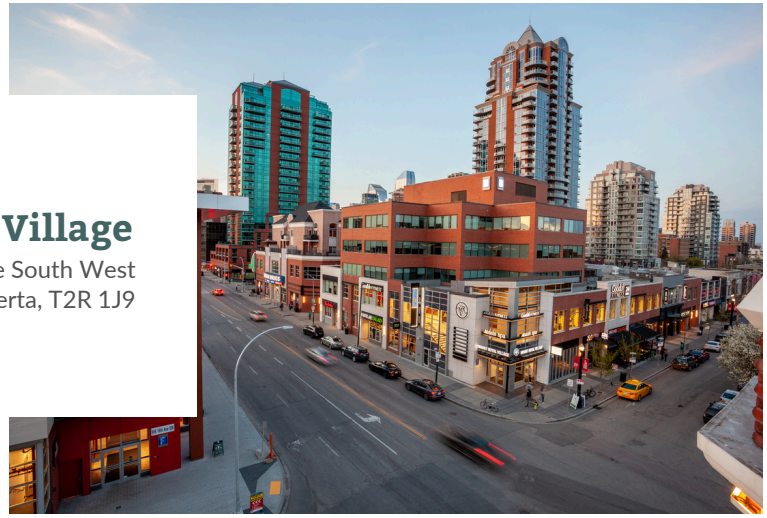
# MRV District

FIRST CAPITAL

## 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

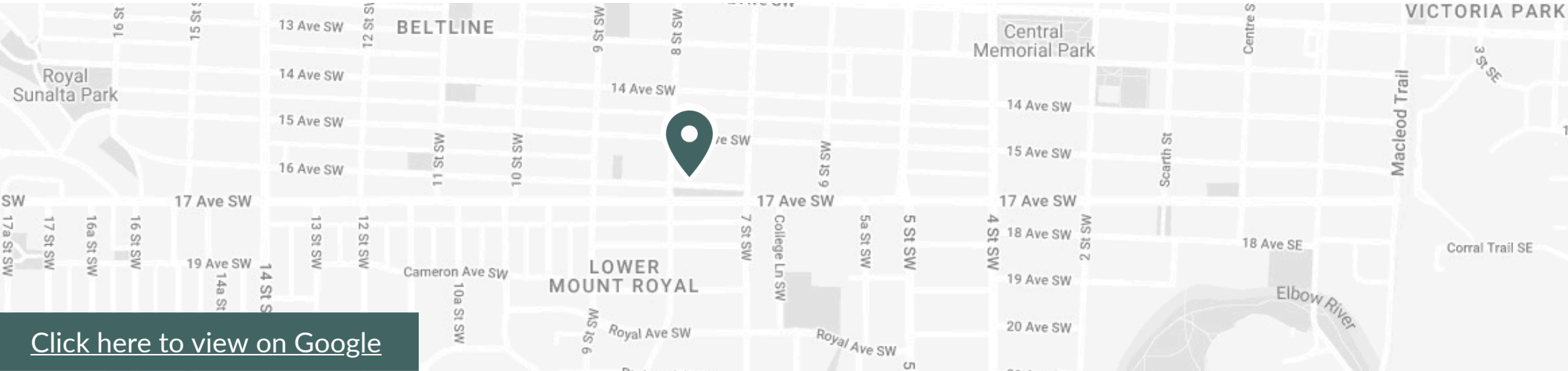
850 16th Avenue South West
Calgary, Alberta, T2R 0S9

## About the Neighbourhood

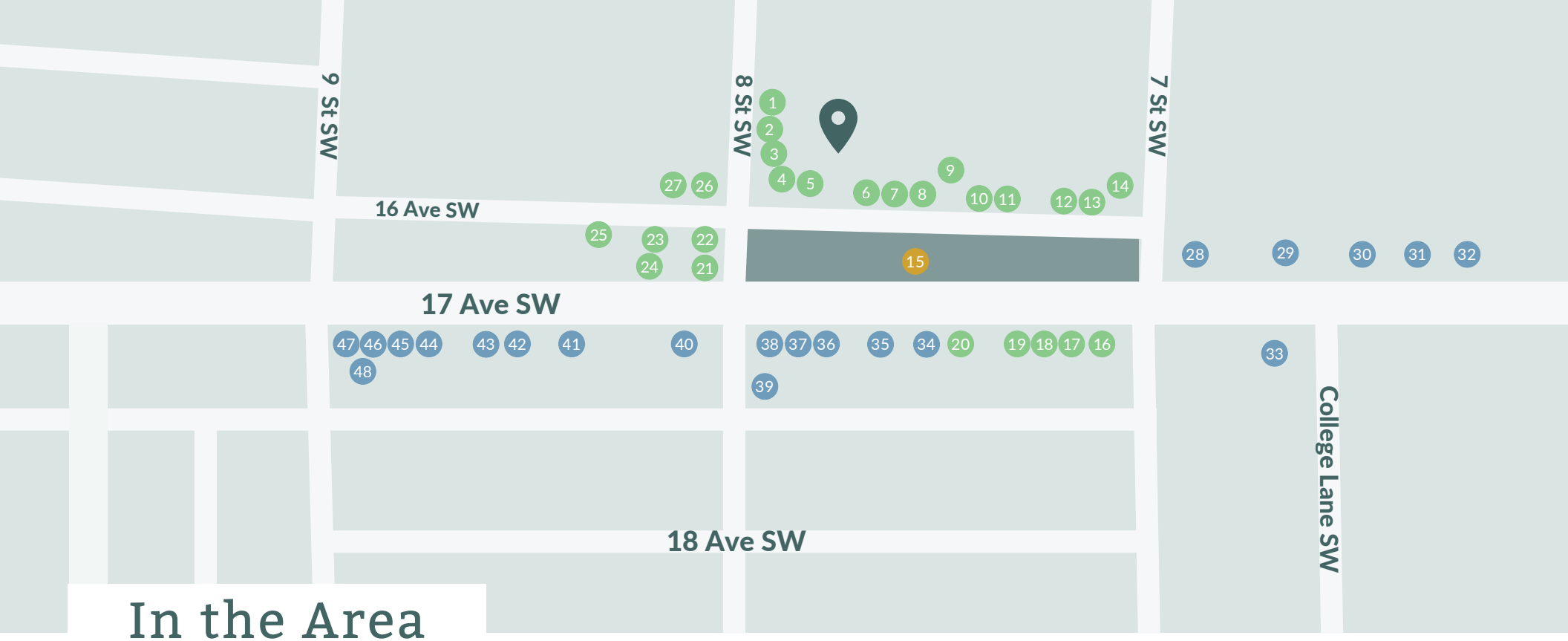
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village 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
2. Goodlife Fitness
3. Oasis Wellness Centre & Spa
4. Browns Social House
5. West Elm
6. Fire N Ice Lounge
7. Uptown Liquor
8. Purr Tea
9. Mas Studio
10. Ollia Macarons & Tea
11. Leo Boutique
12. The Latest Scoop
13. Brass Monocle
14. Kit and Ace
15. Tomkins Park
16. Shoppers Drug Mart
17. Beyond Scarf
18. Vape World
19. Fjallraven
20. Arcteryx
21-22. Kate Hewko
23. Danielle's Consignment Boutique
24. Betty Lou's Library
25. Butter Block & Co
26. Urban Fare
27. Canadian Tire
28. Analog Coffee
29. Porch
30. Trolley 5 Brewpub
31. Rumble Boxing Studio
32. Sal's Pizza
33. Blanco Cantina
34. Buon Giorno Ristorante Italiano
35. Socality House
36. Panago Pizza
37. Ramen Taka
38. Subway
39. Freshii
40. Best Buy
41. TD Canada Trust
42. Era Style Loft
43. Move
44. Jerusalem Shawarma
45. Domino's Pizza
46. D Spot Dessert Cafe
47. BMO Bank of Montreal
48. Elevated Health

# 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)
**272,000**

Household Income (5km)
**$185,000**

Households (5km)
**127,000**

Bike Score
**96**

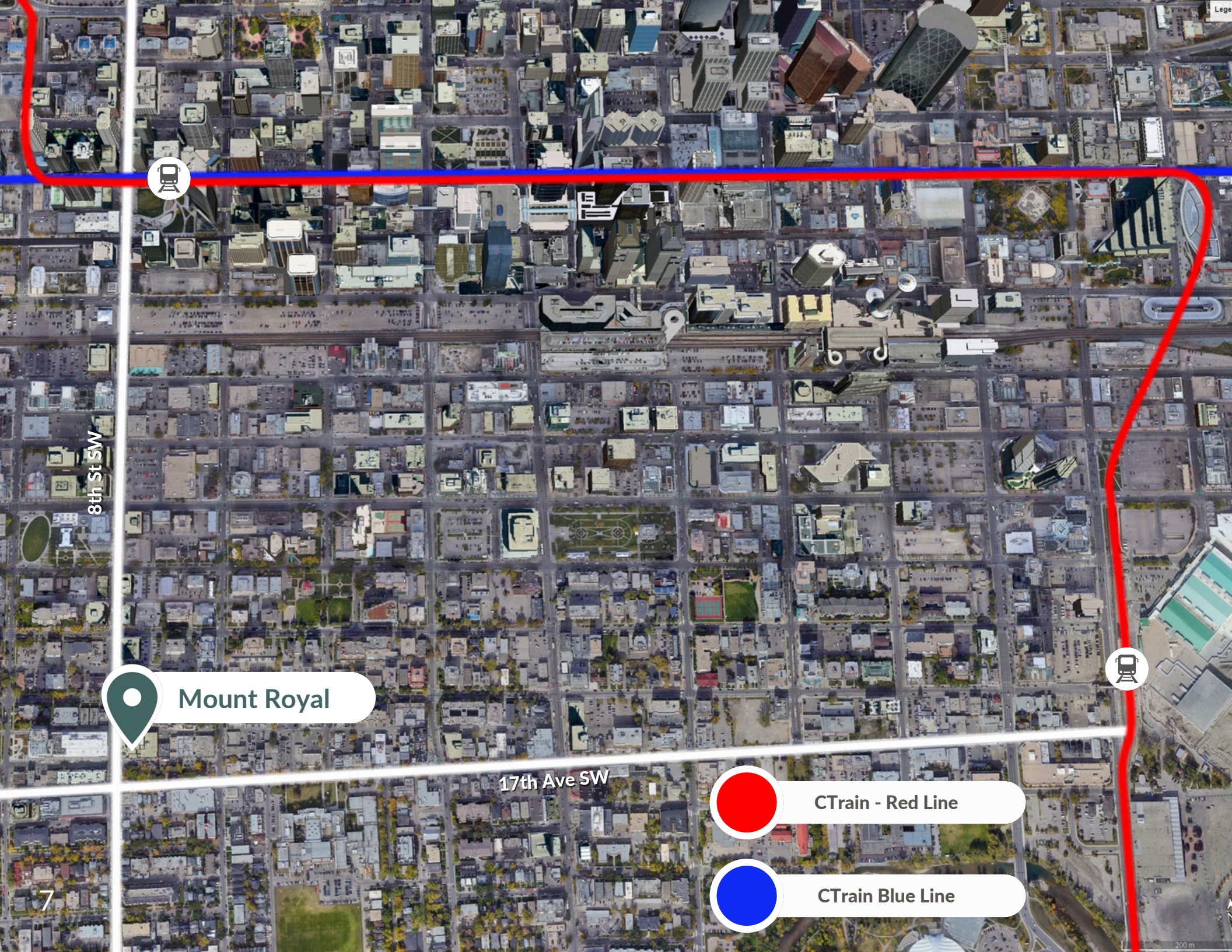
Walk Score
**97**

Transit Score
**73**

Traffic count
**27,000**

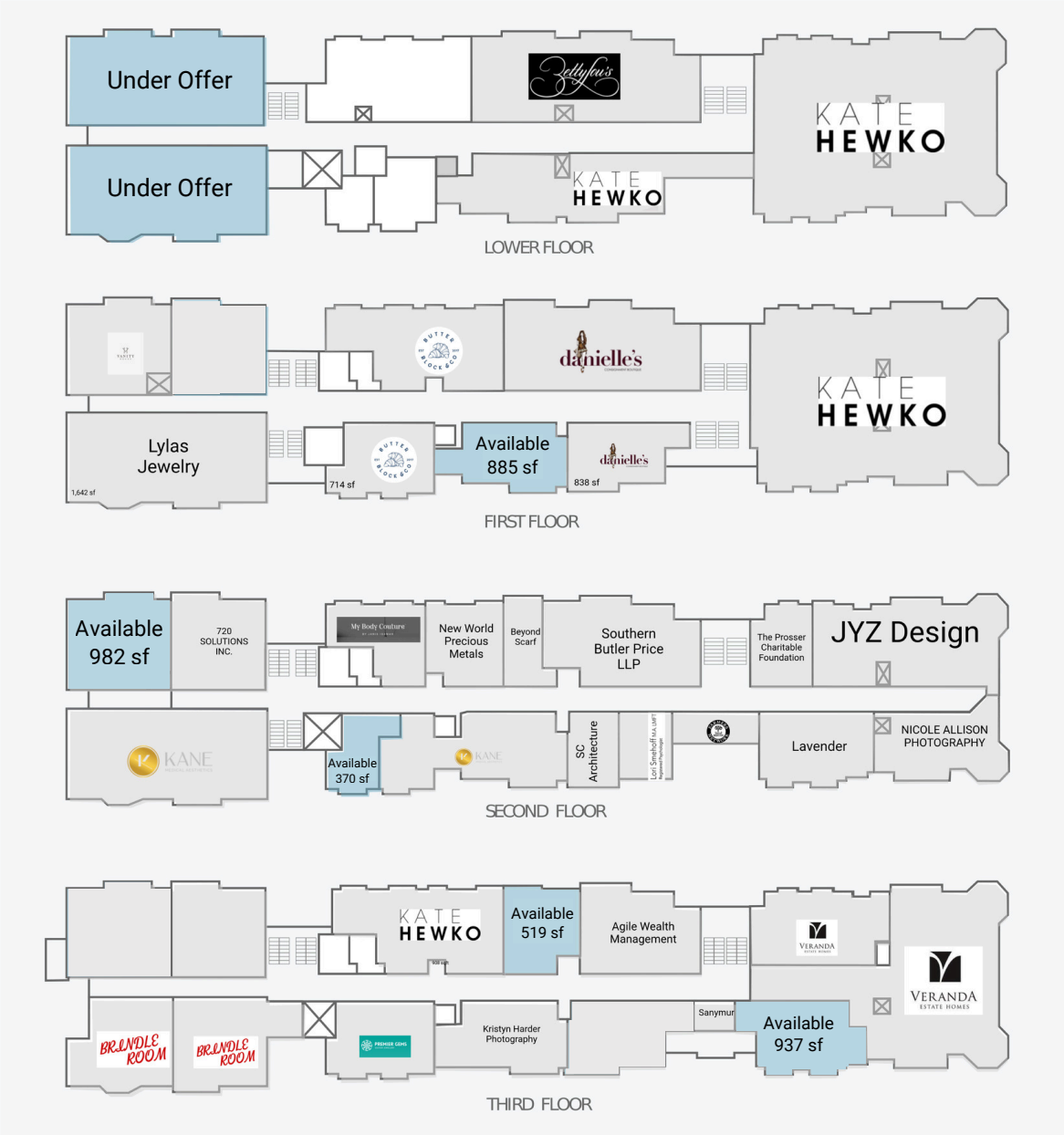
## Featured Amenities and Tenants

CANADIAN TIRE
west elm
FJÄLLRÄVEN
BROWNS SOCIALHOUSE restaurant . bar . socialize
GoodLife FITNESS
URBAN FARE
SHOPPERS DRUG MART
Tim Hortons
DOLLARAMA
oasis wellness centre & spa


8th St SW
Mount Royal
17th Ave SW
CTrain - Red Line
CTrain Blue Line

# The Devenish

# Leasing Opportunities



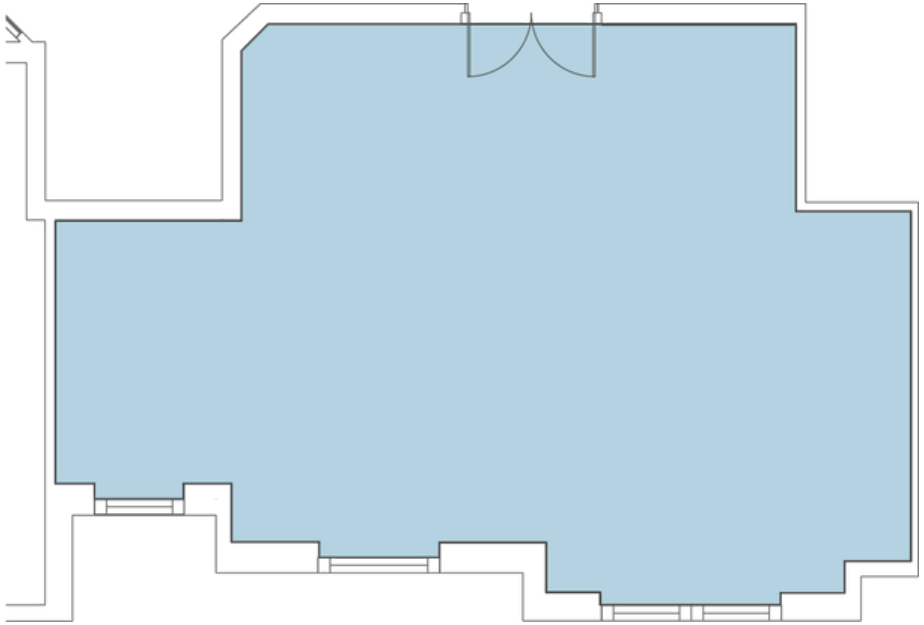
# Leasing Opportunities

| Floor | SF | *Additional Rent (PSF) | Availability |
|---|---|---|---|
| 1st Floor | 885 | $21.85 | Q2 2026 |
| 2nd Floor | 982 | $21.85 | Q2 2026 |
| 2nd Floor | 370 | $21.85 | Immediately |
| 3rd Floor | 937 | $21.85 | Q2 2026 |
| 3rd Floor | 519 | $21.85 | Q2 2026 |

# Leasing Opportunities

| | |
|---|---|
| **Size** | 885 SF |
| **Unit Number** | A01003B |
| **Floor** | 1st Floor |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.85 psf |

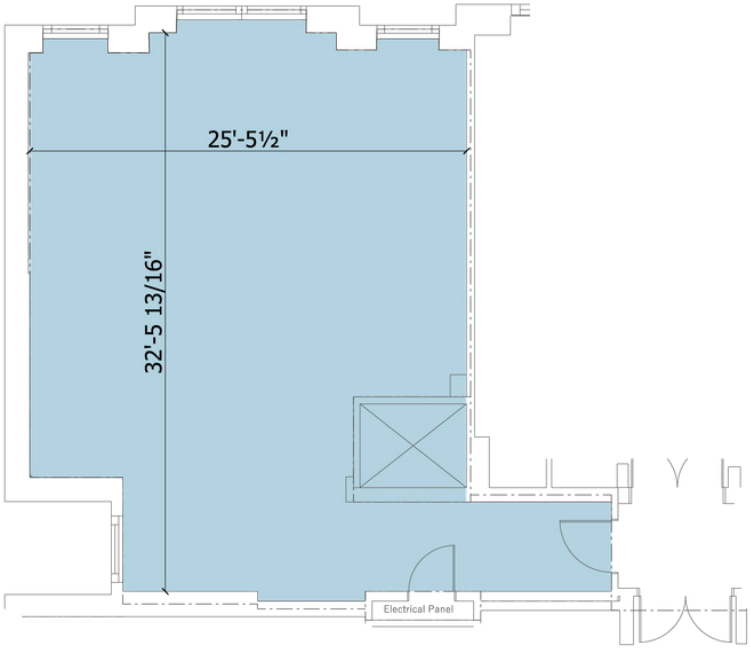
**2026 Estimates and rates are subject to change*



# Leasing Opportunities

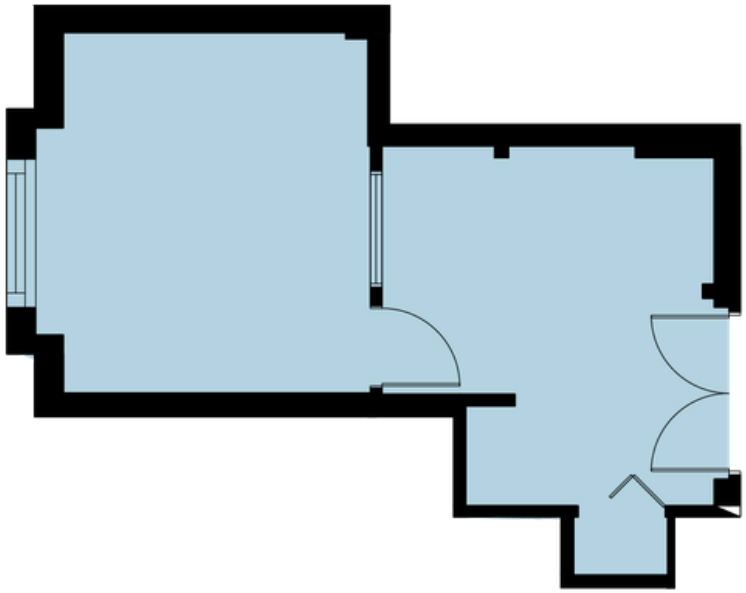
| | |
|---|---|
| **Size** | 982 SF |
| **Unit Number** | A02007B |
| **Floor** | 2nd Floor |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.85 psf |

**2026 Estimates and rates are subject to change*




| | |
|---|---|
| **Size** | 370 SF |
| **Unit Number** | A02009A |
| **Floor** | 2nd Floor |
| **Availability** | Immediately |
| **Additional Rent*** | $21.85 psf |

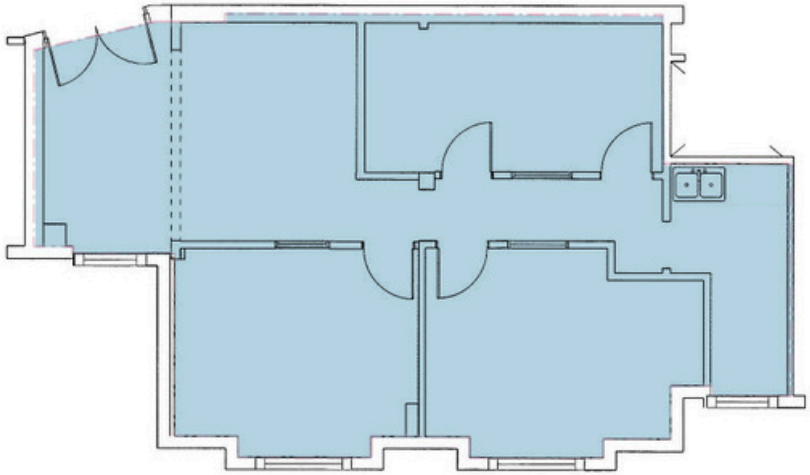
**2026 Estimates and rates are subject to change*



# Leasing Opportunities

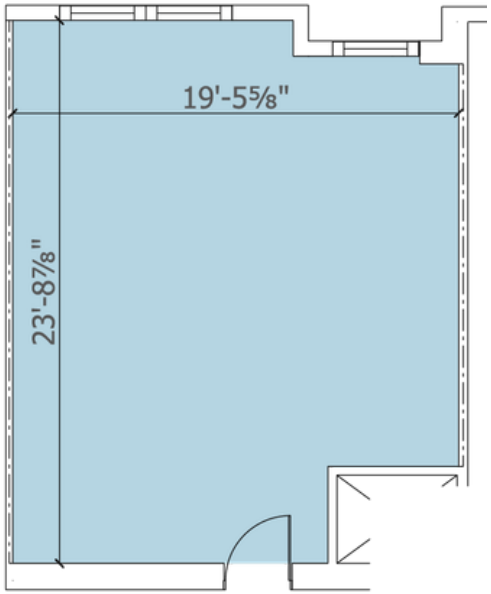
| | |
|---|---|
| **Size** | 937 SF |
| **Unit Number** | A03001B |
| **Floor** | 3rd Floor |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.85 psf |

**2026 Estimates and rates are subject to change*



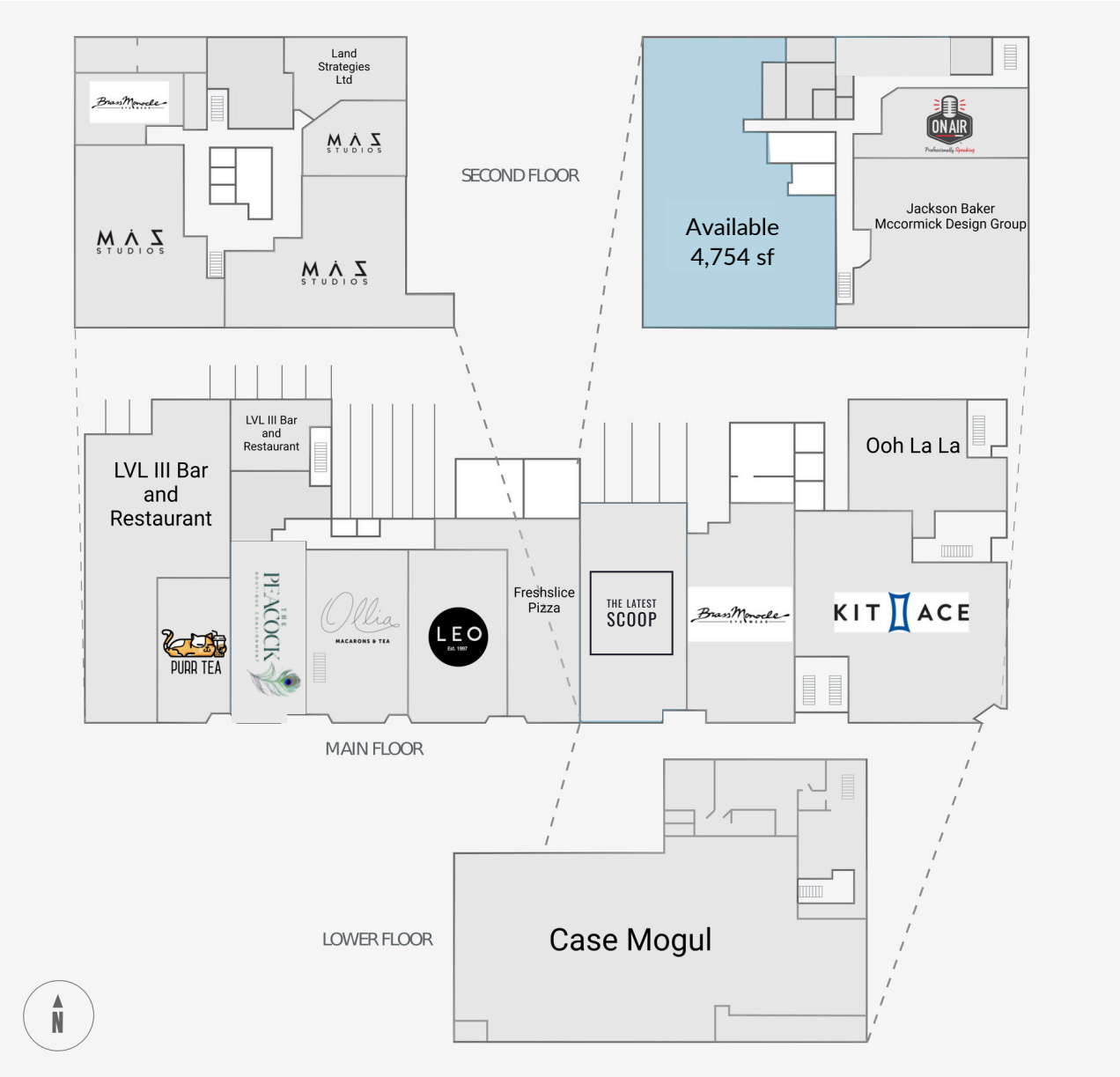
| | |
|---|---|
| **Size** | 519 SF |
| **Unit Number** | A03012B |
| **Floor** | 3rd Floor |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.85 psf |

**2026 Estimates and rates are subject to change*



# Mount Royal East

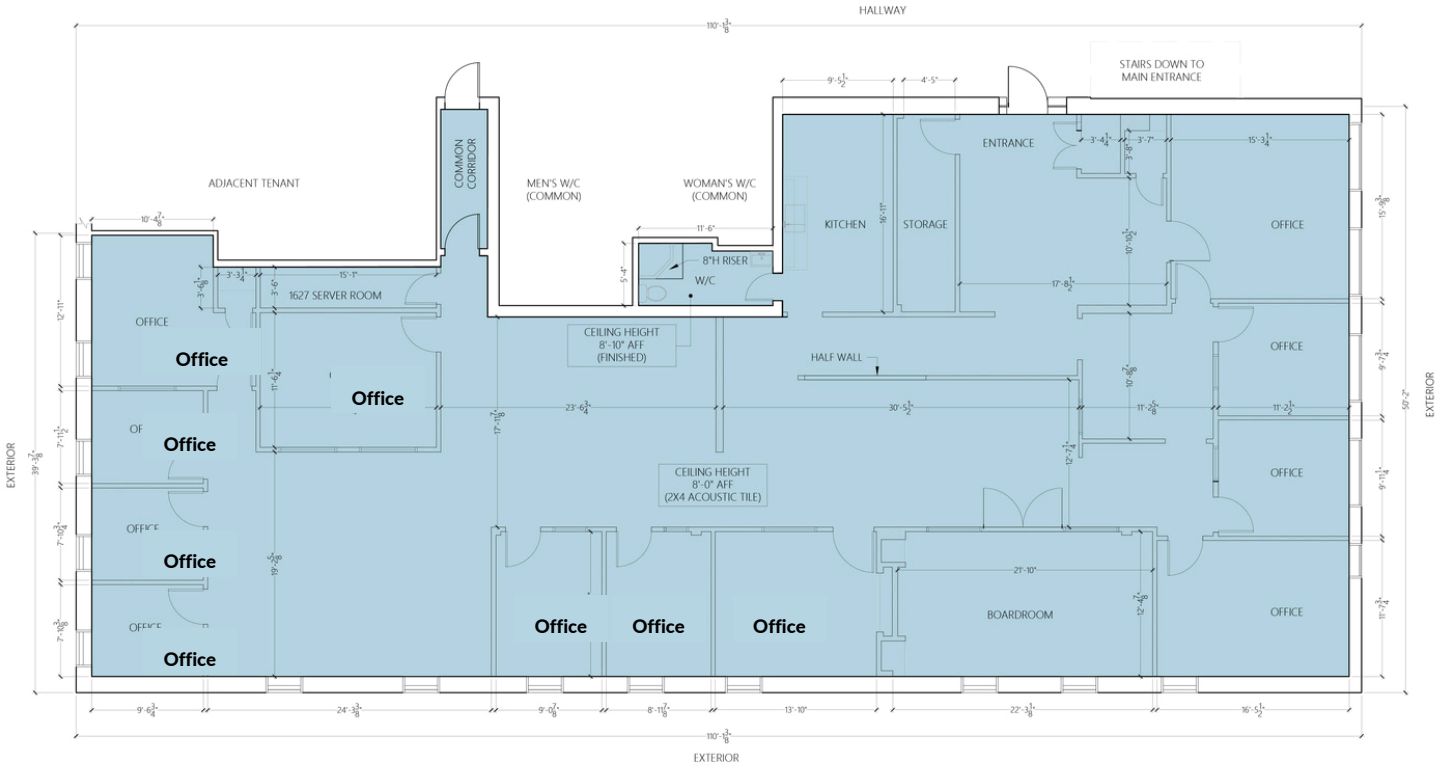
# Site Plan


Land Strategies Ltd
MAS STUDIOS
MAS STUDIOS
MAS STUDIOS
SECOND FLOOR
Available 4,754 sf
ON AIR
Jackson Baker Mccormick Design Group
LVL III Bar and Restaurant
LVL III Bar and Restaurant
Ooh La La
PURR TEA
THE PEACOCK
Ollia MACARONS & TEA
LEO
Freshslice Pizza
THE LATEST SCOOP
KIT ACE
MAIN FLOOR
LOWER FLOOR
Case Mogul
N

# Leasing Opportunities

| | |
|---|---|
| **Size** | 4,754 SF |
| **Unit Number** | AO2005B |
| **Floor** | 2nd Floor |
| **Availability** | **Immediate** |
| **Ideal Use** | Office |
| **Additional Rent*** | Gross deals available - $23.47 |
| **Notes** | Has fresh carpet and paint |

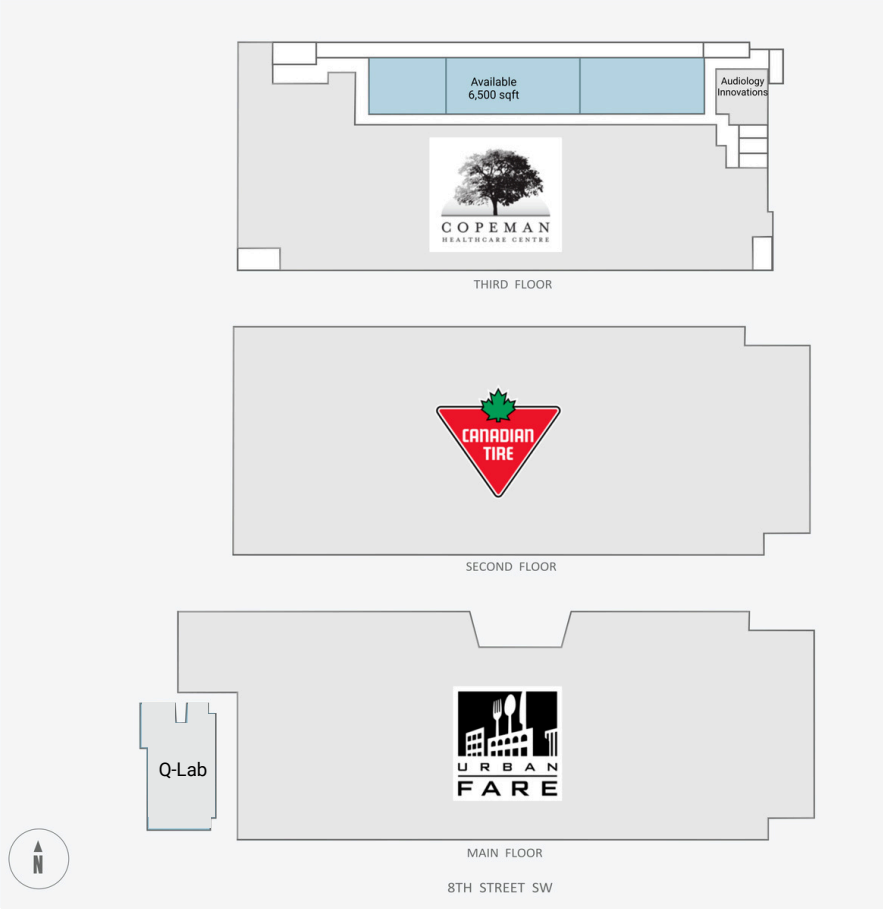
**2026 Estimates and rates are subject to change*



# Mount Royal West

# Leasing Opportunities

| Unit Number | Floor | SF | *Additional Rent (PSF) | Availability |
|---|---|---|---|---|
| AO3002A | 3 | 6,500 | $19.40 | Immediately |




*2026 Estimates

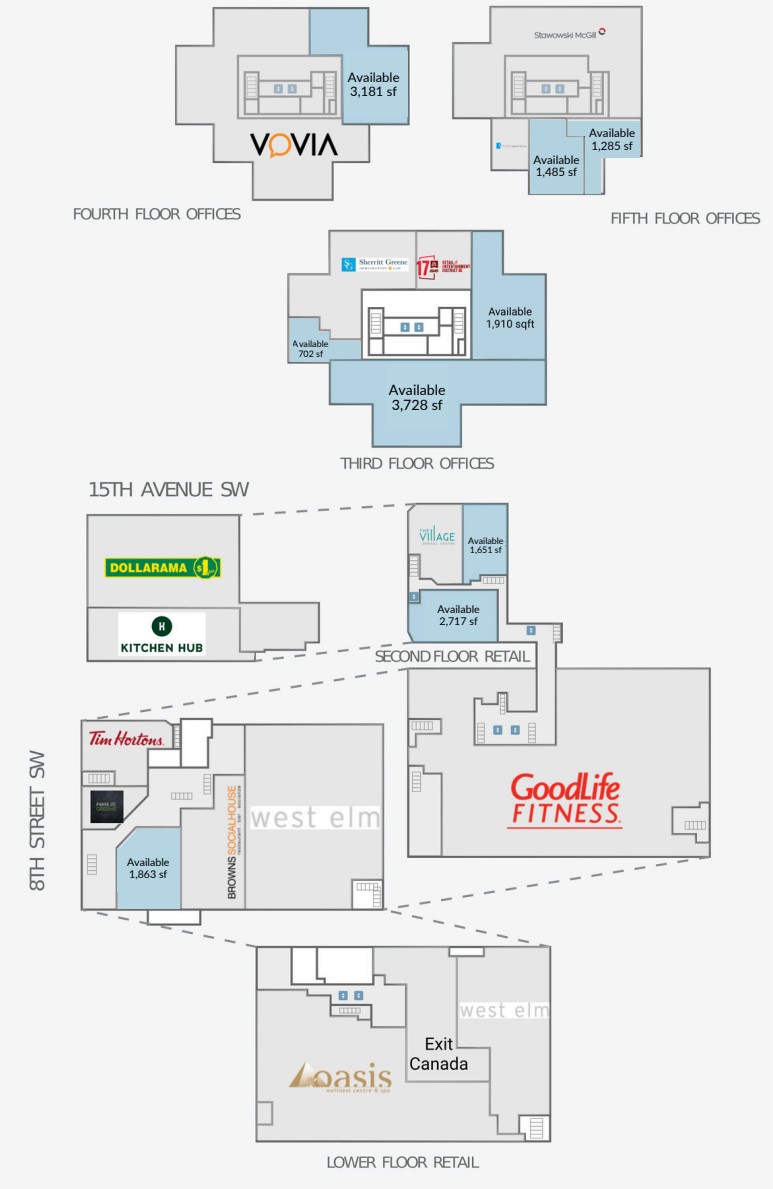
# Leasing Opportunities

| | |
|---|---|
| **Size** | 6,500 SF |
| **Unit Number** | AO3002A |
| **Floor** | 3rd Floor |
| **Available** | Immediately |
| **Ideal Use** | Office |
| **Additional Rent*** | $19.40 psf |
| **Notes** | This 3rd floor space provides a blank canvas for a new office space with a private balcony, plenty of natural light and the opportunity to demise. |

**2026 Estimates and rates are subject to change*

# Mount Royal Village

# Leasing Opportunities



# Leasing Opportunities

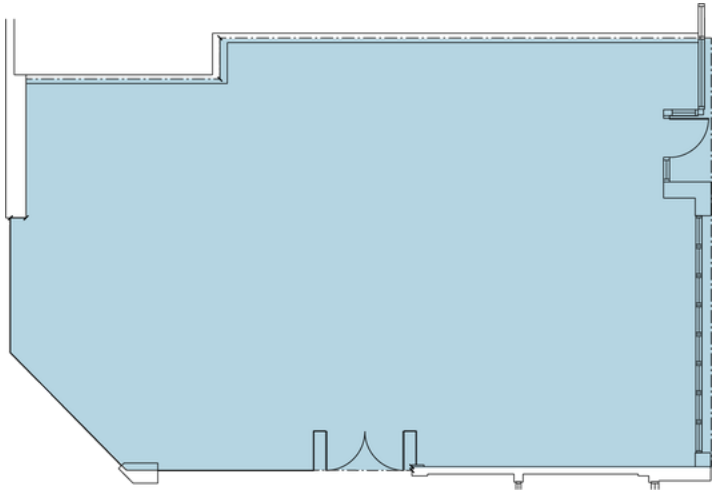
| Unit Number | Floor | SF | *Additional Rent (PSF) | Availability |
|---|---|---|---|---|
| A01008B | 1 | 1,863 | $26.74 | Q4 2026 |
| B02001A | 2 | 2,717 | $26.74 | Immediately |
| B02003A | 2 | 1,651 | $26.74 | Immediately |
| A03003A | 3 | 3,728 | $26.74 | Immediately |
| A03003B | 3 | 2,196 | $26.74 | Immediately |
| A03006A | 3 | 702 | $26.74 | Q3 2026 |
| A04002B | 4 | 3,181 | $26.74 | Immediately |

*2026 Estimates

# Leasing Opportunities

| | |
|---|---|
| **Size** | 1,863 SF |
| **Unit Number** | A01008B |
| **Floor** | 1st Floor |
| **Availability** | Q4 2026 |
| **Ideal Use** | Office/Retail |
| **Additional Rent*** | $26.74 psf |

**2026 Estimates and rates are subject to change*



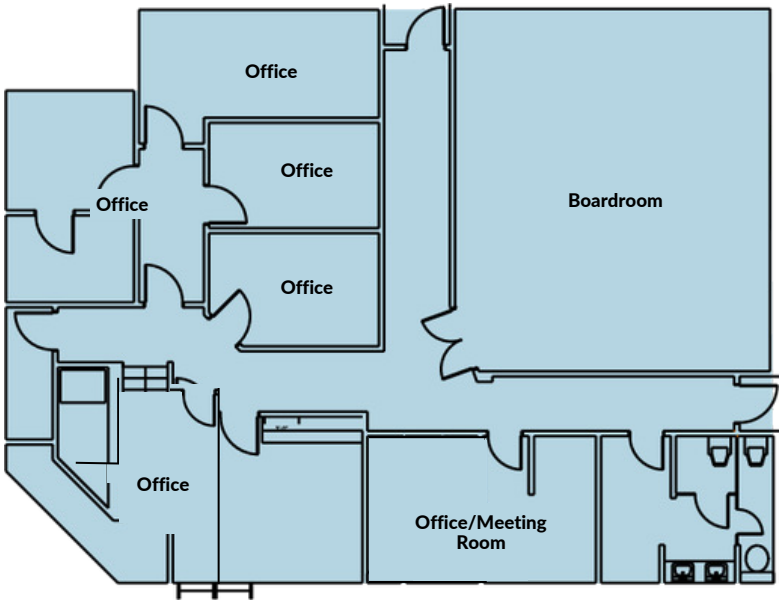
| | |
|---|---|
| **Size** | 2,717 SF |
| **Unit Number** | B02001A |
| **Floor** | 2nd Floor |
| **Availability** | Immediately |
| **Ideal Use** | Office |
| **Additional Rent*** | $26.74 psf |

**2026 Estimates and rates are subject to change*

This brand new second-floor office space is located along 8th street and is located above Dollarama and Tim Hortons.

current shell condition

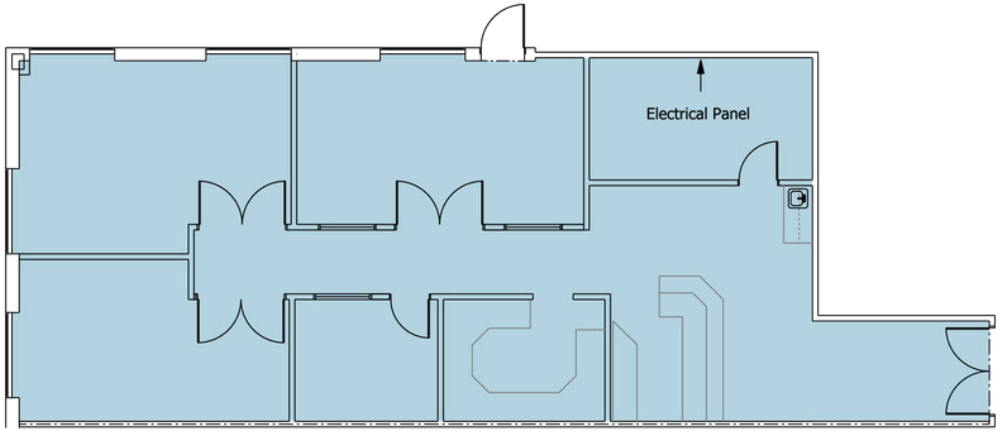
Possible layout



# Leasing Opportunities

| | |
|---|---|
| **Size** | 1,651 SF |
| **Unit Number** | B02003A |
| **Floor** | 2nd Floor |
| **Availability** | Immediately |
| **Ideal Use** | Office/Retail |
| **Additional Rent*** | $26.74 psf |
| **Notes** | Freshly updated |

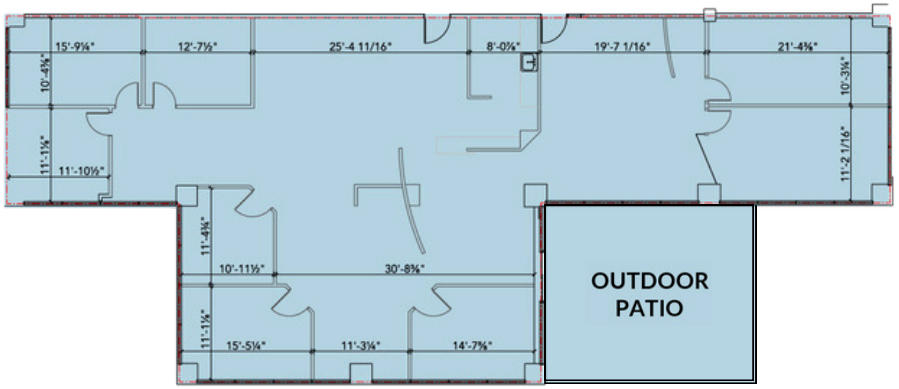
**2026 Estimates and rates are subject to change*



# Leasing Opportunities

| | |
|---|---|
| **Size** | 3,728 SF |
| **Unit Number** | A03003A |
| **Floor** | 3rd Floor |
| **Availability** | Immediately |
| **Ideal Use** | Office |
| **Additional Rent*** | $26.74 psf |
| **Notes** | Comes with an outdoor patio |

**2026 Estimates and rates are subject to change*

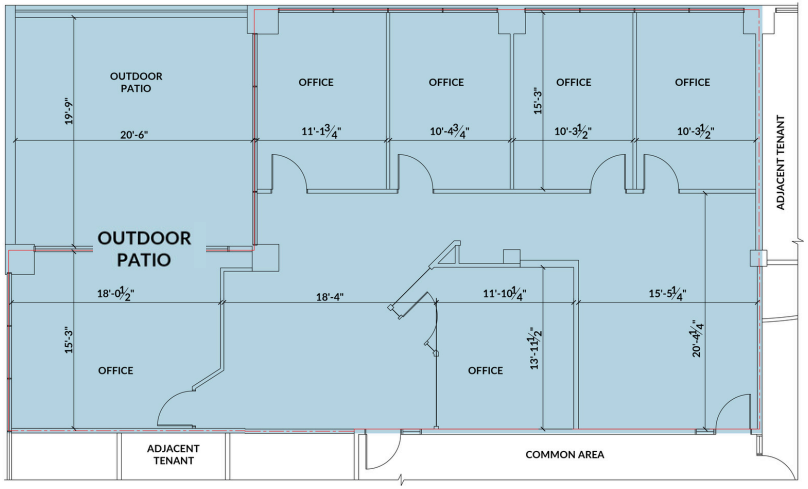


Renderings

# Leasing Opportunities

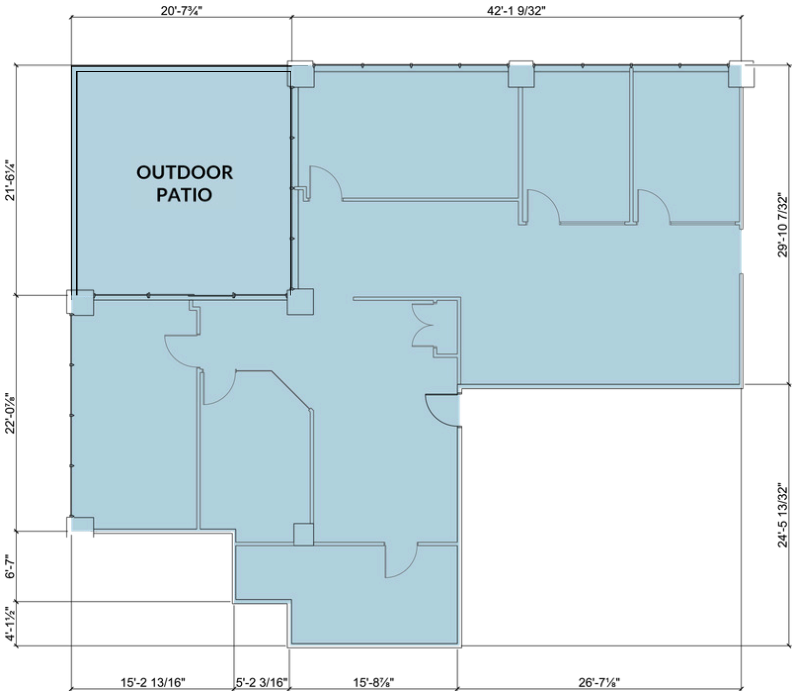
| | |
|---|---|
| **Size** | 2,196 SF |
| **Unit Number** | A03003B |
| **Floor** | 3rd Floor |
| **Availability** | Immediately |
| **Ideal Use** | Office |
| **Additional Rent*** | $26.74 psf |
| **Notes** | Comes with an outdoor patio, fresh carpet, and new bright paint |

**2026 Estimates and rates are subject to change*




| | |
|---|---|
| **Size** | 2,447 SF |
| **Unit Number** | A03001A |
| **Floor** | 3rd Floor |
| **Availability** | Q2 2027 |
| **Ideal Use** | Office |
| **Additional Rent*** | $26.74 psf |
| **Notes** | Comes with an outdoor patio |

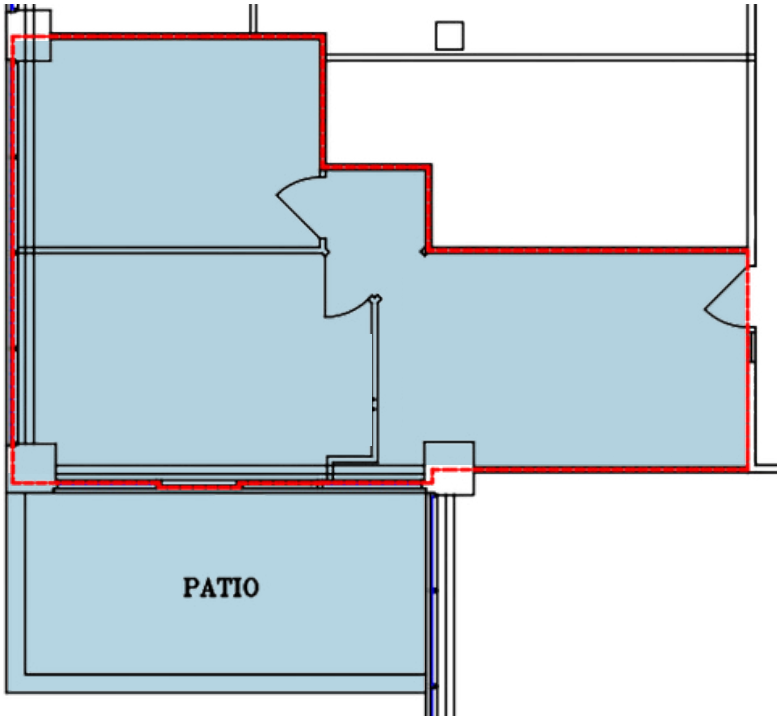
**2026 Estimates and rates are subject to change*



# Leasing Opportunities

| | |
|---|---|
| **Size** | 702 SF |
| **Unit Number** | A03006A |
| **Floor** | 3rd Floor |
| **Availability** | Q2 2026 |
| **Ideal Use** | Office |
| **Additional Rent*** | $26.74 psf |

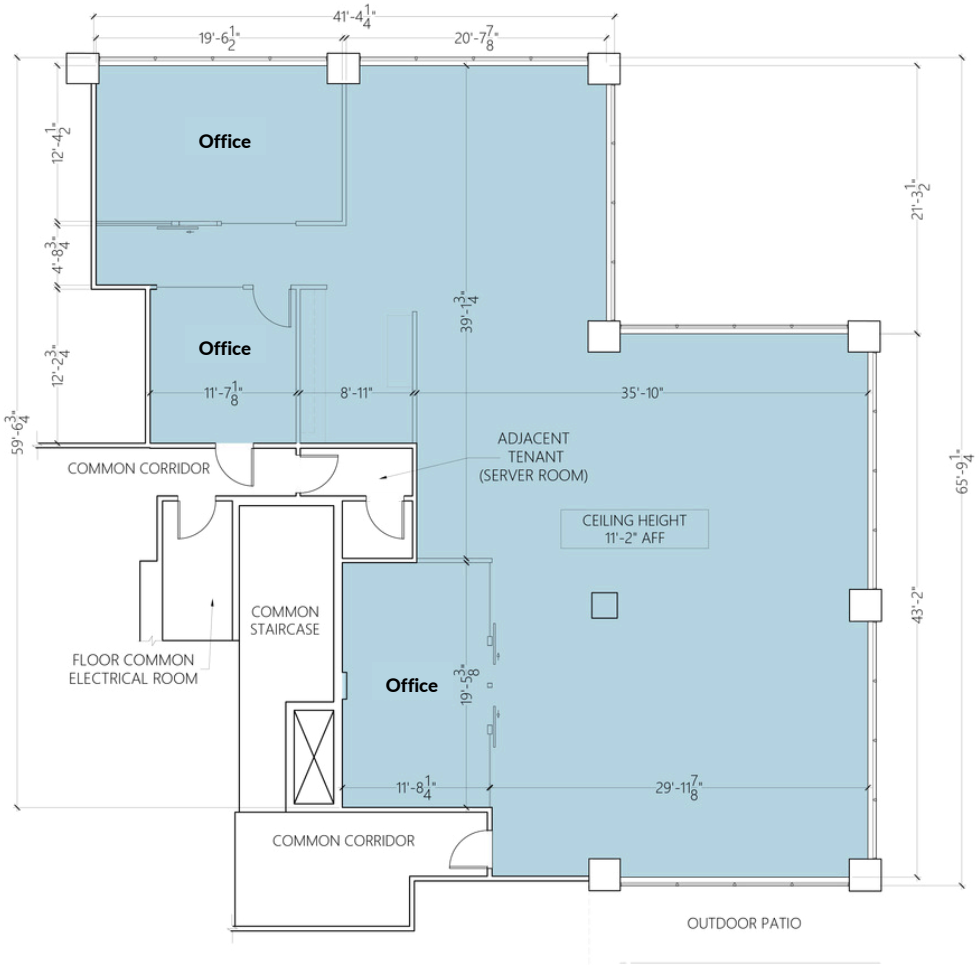
**2026 Estimates and rates are subject to change*



# Leasing Opportunities

| | |
|---|---|
| **Size** | 3,181 SF |
| **Unit Number** | A04002B |
| **Floor** | 4th Floor |
| **Availability** | Immediate |
| **Ideal Use** | Office |
| **Additional Rent*** | $26.74 psf |
| **Notes** | Has fresh carpet, newly painted |

**2026 Estimates and rates are subject to change*



FIRST CAPITAL

**Brent Watson**
Leasing Manager
brent.watson@fcr.ca
403.612.1654