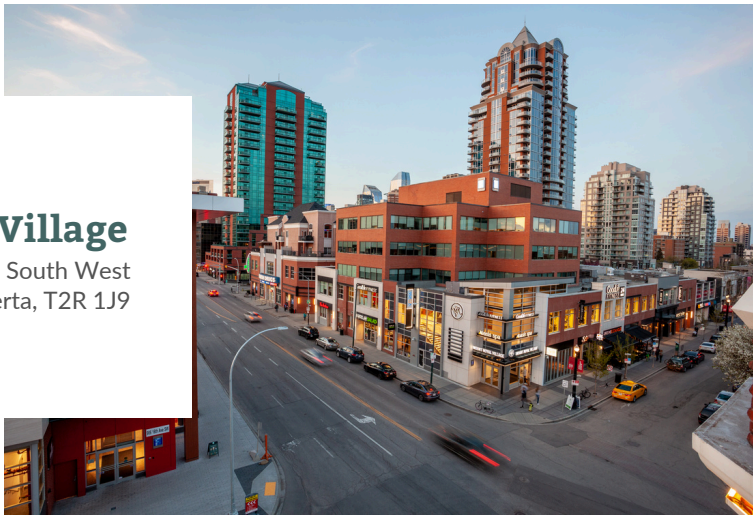




# MRV District

## 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

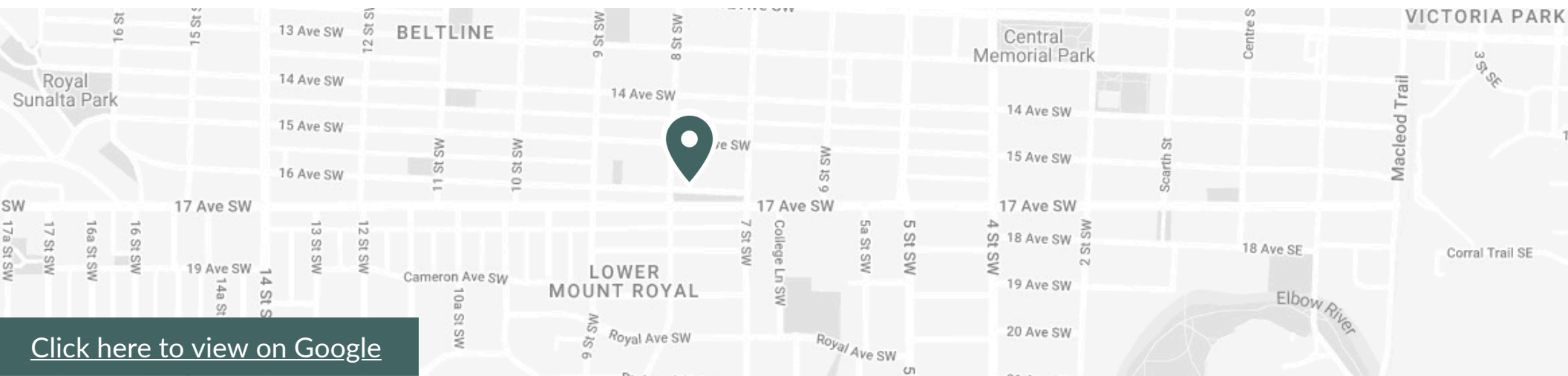
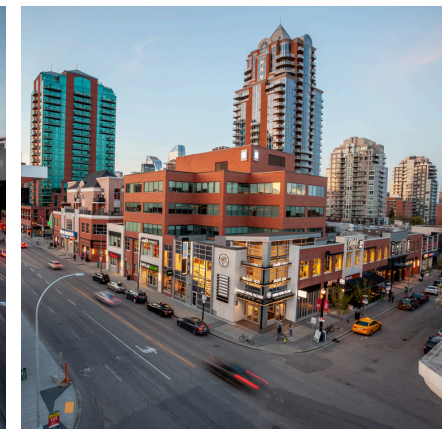


## About the Neighbourhood

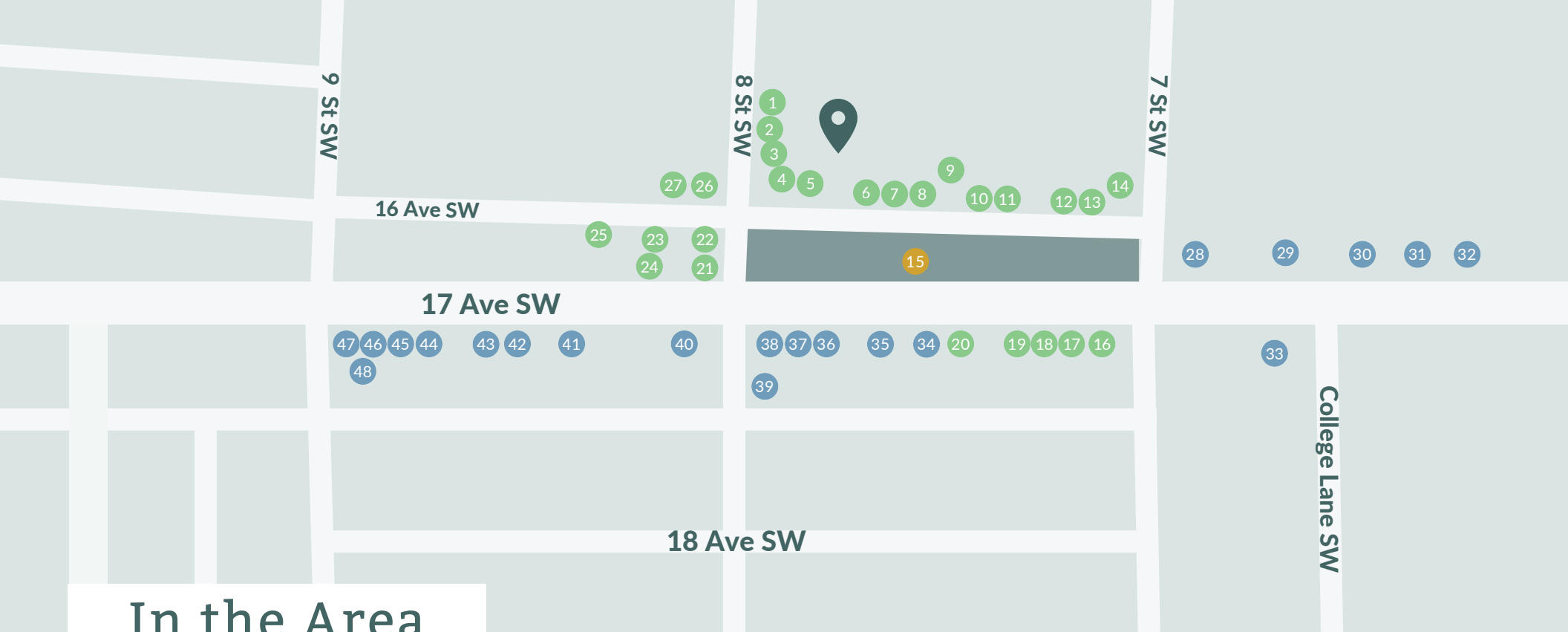
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village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

# 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 8<sup>th</sup> St SW Bus Stop



Nearest Rail line  
14-minute walk to 8<sup>th</sup> 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



west elm

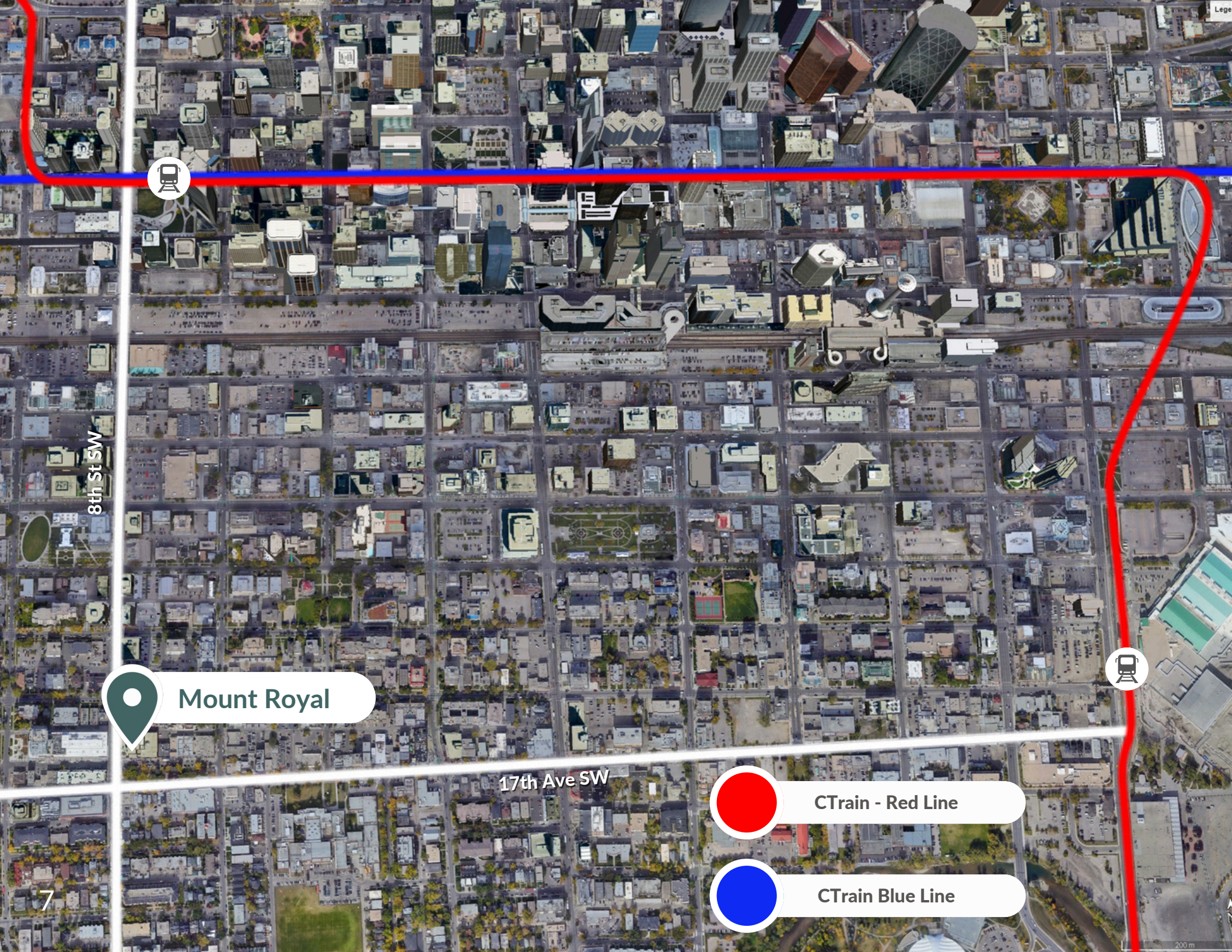


BROWNS SOCIALHOUSE  
restaurant . bar . socialize



Tim Hortons





8th St SW

17th Ave SW



Mount Royal



CTrain - Red Line



CTrain Blue Line

200 m

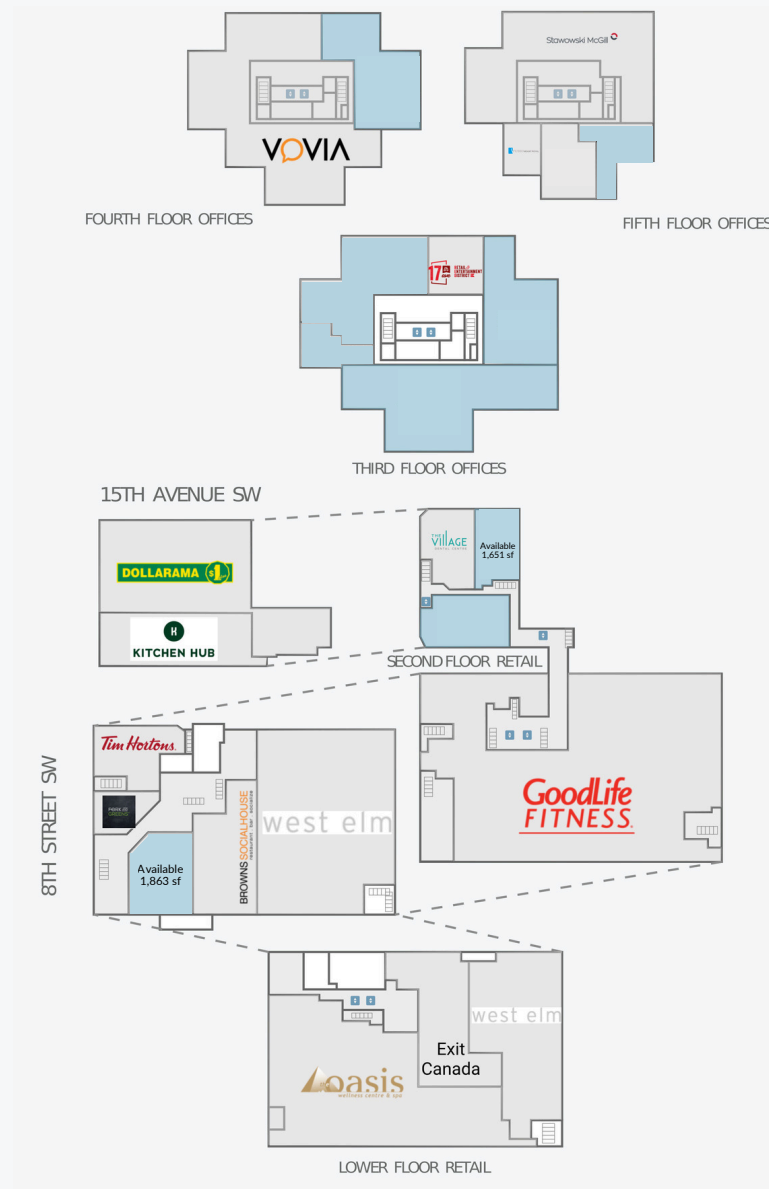
7



# Mount Royal Village



# Leasing Opportunities



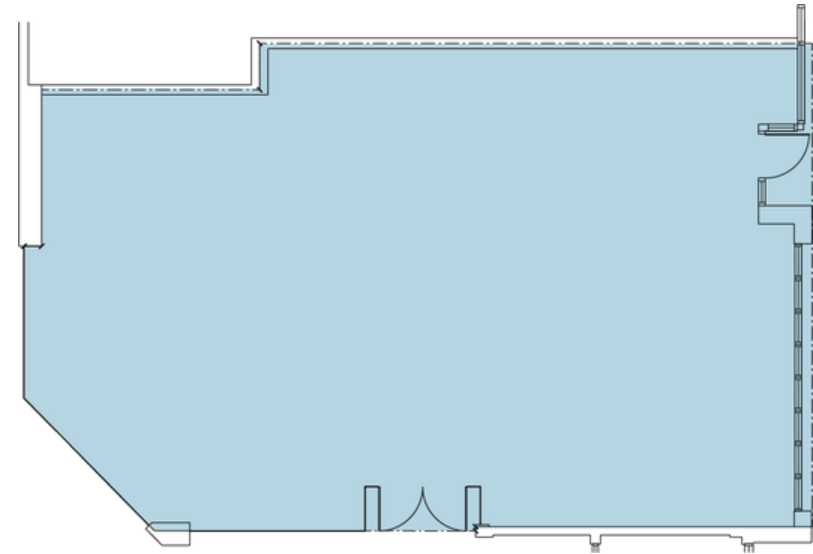
# Leasing Opportunities

<b>Size</b>	1,863 SF
<b>Unit Number</b>	A01008B
<b>Floor</b>	1 <sup>st</sup> Floor
<b>Availability</b>	Q4 2026
<b>Ideal Use</b>	Fashion Retailer, Pet, Sports Store
<b>Additional Rent*</b>	\$26.74 psf

*\*2026 Estimates and rates are subject to change*

## Notes

- High Street location

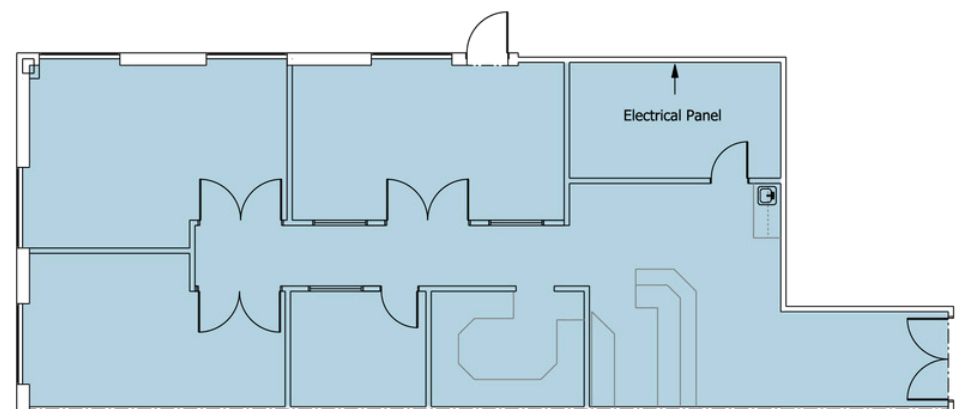


<b>Size</b>	1,651 SF
<b>Unit Number</b>	B02003A
<b>Floor</b>	2 <sup>nd</sup> Floor
<b>Availability</b>	Immediately
<b>Ideal Use</b>	Office/Retail
<b>Additional Rent*</b>	\$26.74 psf

*\*2026 Estimates and rates are subject to change*

## Notes

- Freshly updated

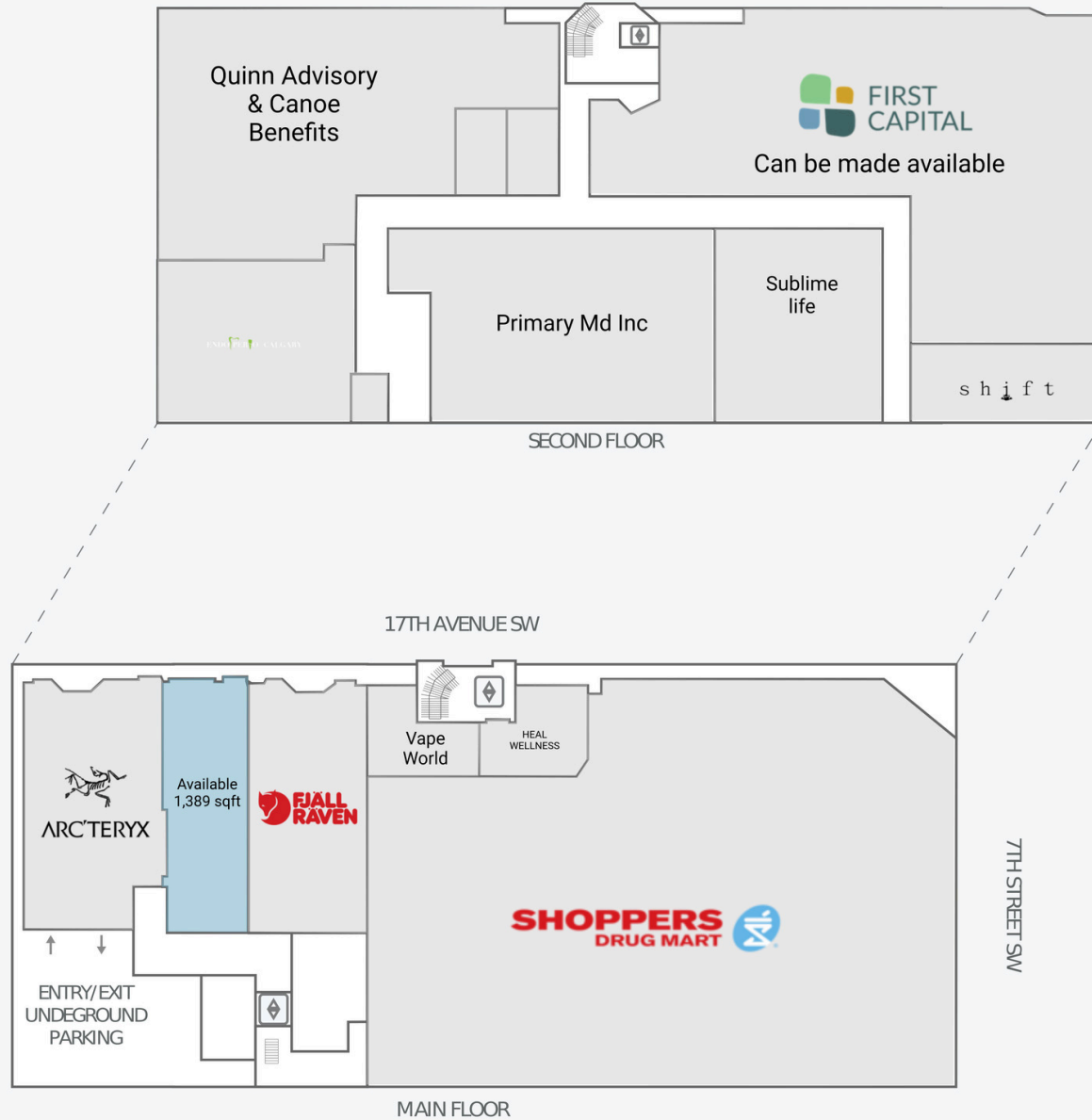




# Mount Royal Block



# Leasing Opportunities



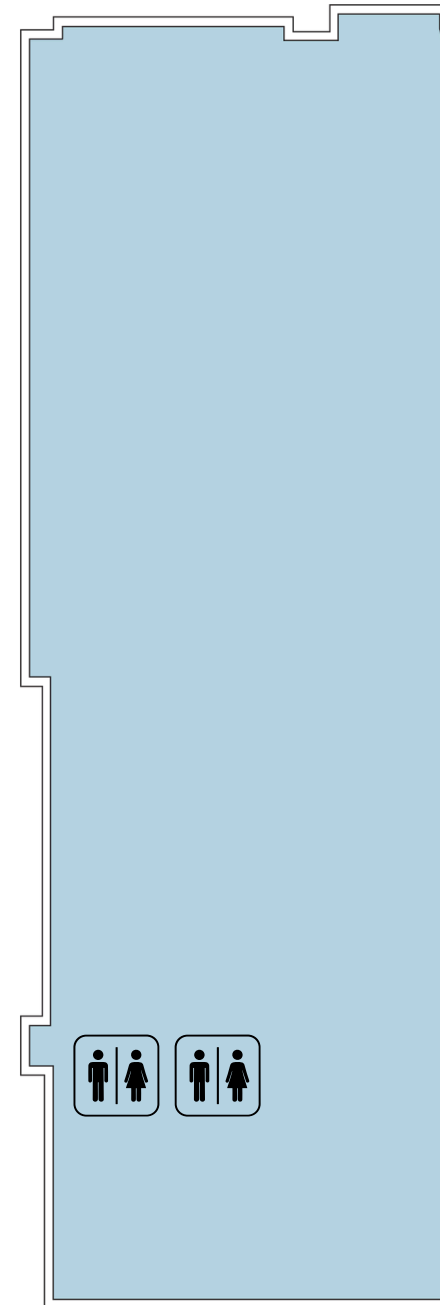
# Leasing Opportunities

<b>Size</b>	1,389 SF
<b>Unit Number</b>	A01005B
<b>Floor</b>	Street Level
<b>Availability</b>	Immediately
<b>Additional Rent*</b>	\$31.79 psf

*\*2026 Estimates and rates are subject to change*

## Notes

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



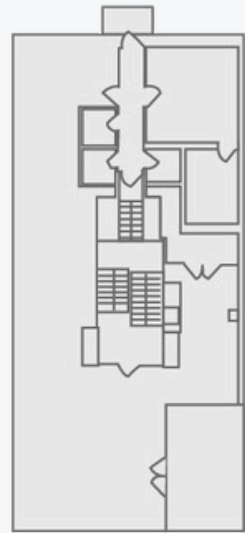
*\*Bathrooms in approximate location*



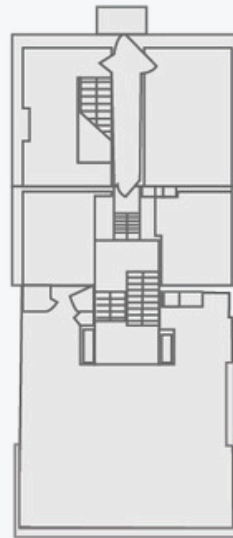
930-932 17<sup>th</sup> Avenue



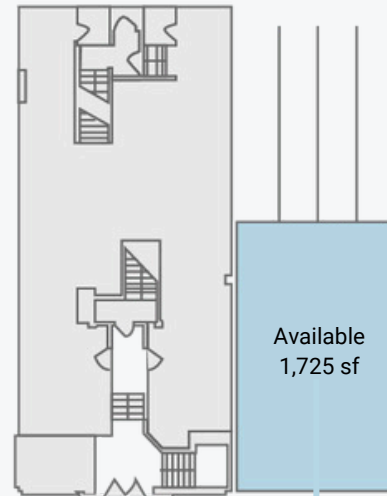
# Leasing Opportunities



THIRD FLOOR

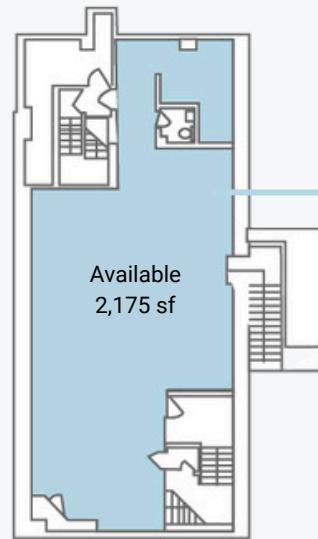


SECOND FLOOR



MAIN FLOOR

930 17<sup>TH</sup> AVENUE



LOWER LEVEL

Availability



# Leasing Opportunities

<b>Size</b>	1,725 SF (Street Level) 2,175 SF (Lower Level)
<b>Unit Number</b>	AB1001A
<b>Availability</b>	Immediately
<b>Ideal Use</b>	Retail
<b>Additional Rent*</b>	\$21.12 psf

*\*2026 Estimates and rates are subject to change*

## 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 17<sup>th</sup> Avenue exposure**



