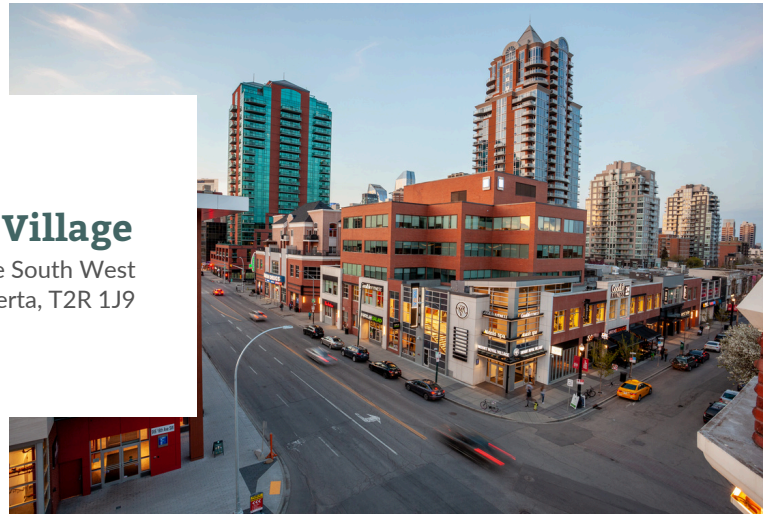
MRV
District
FIRST
CAPITAL

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

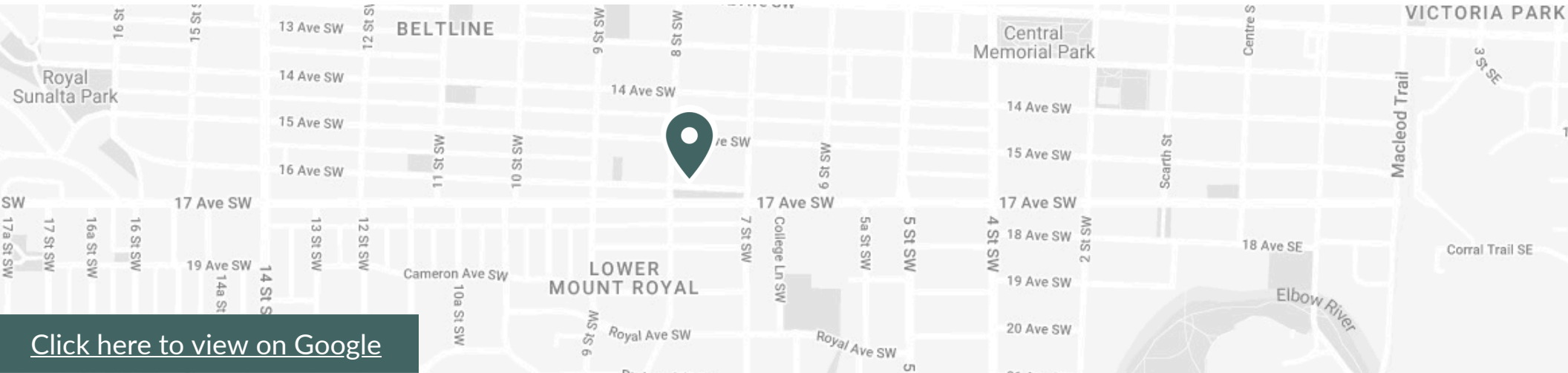
850 16th Avenue South West
Calgary, Alberta, T2R 0S9

About the Neighbourhood

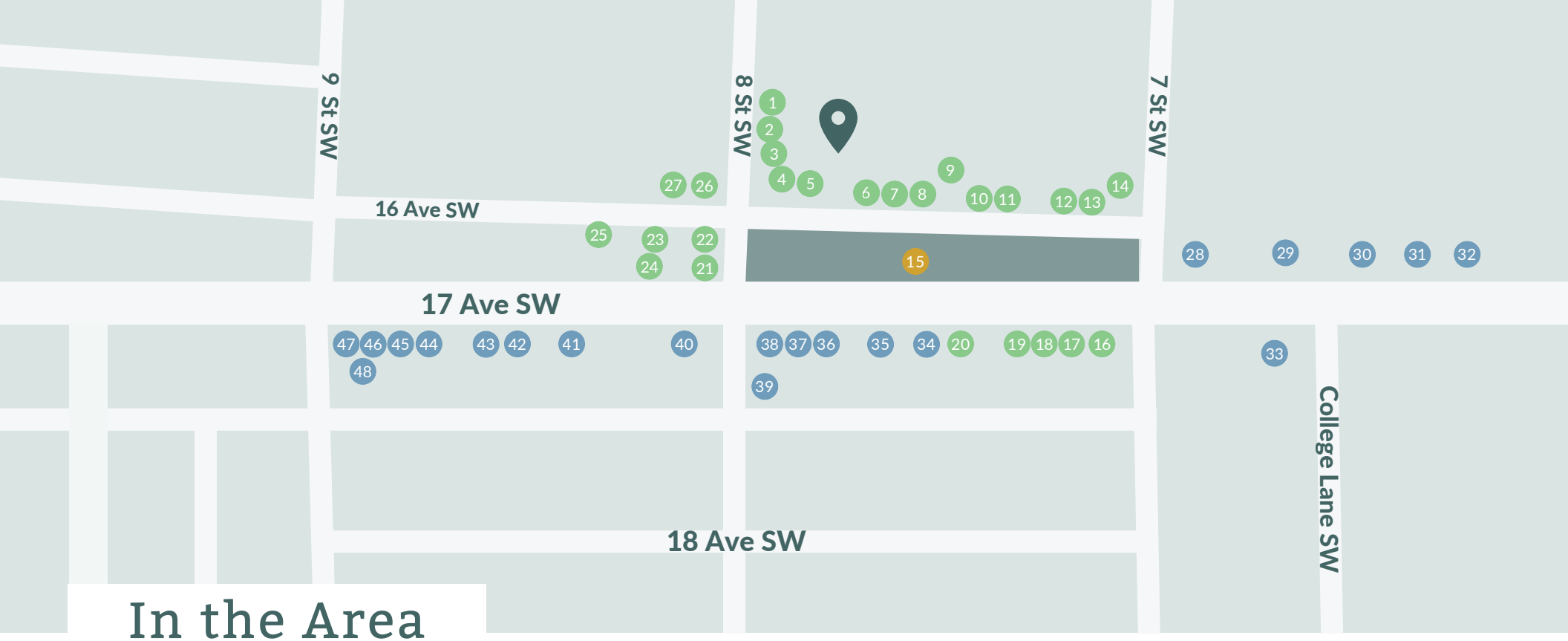
Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village 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

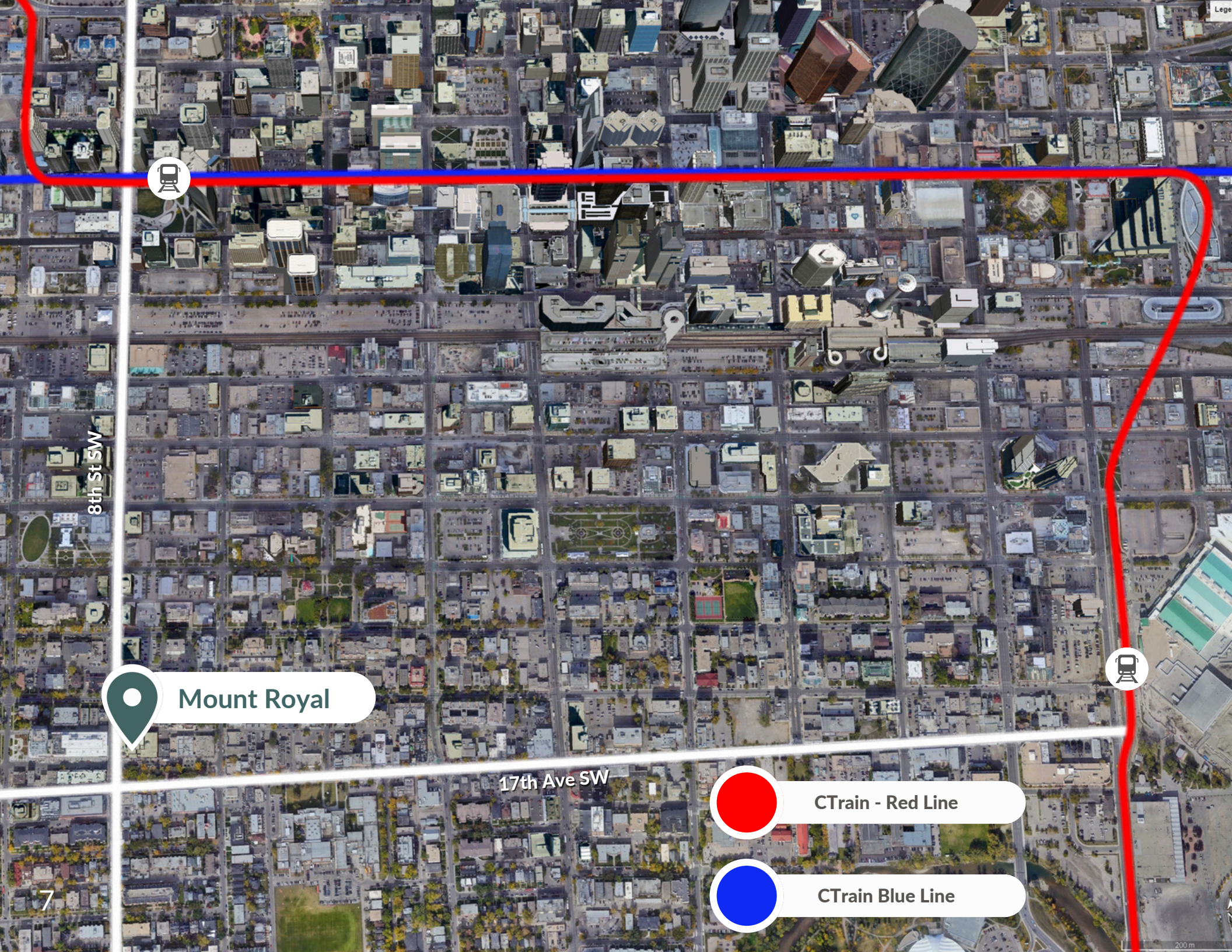
Walk Score
97

Transit Score
73

Traffic count
27,000

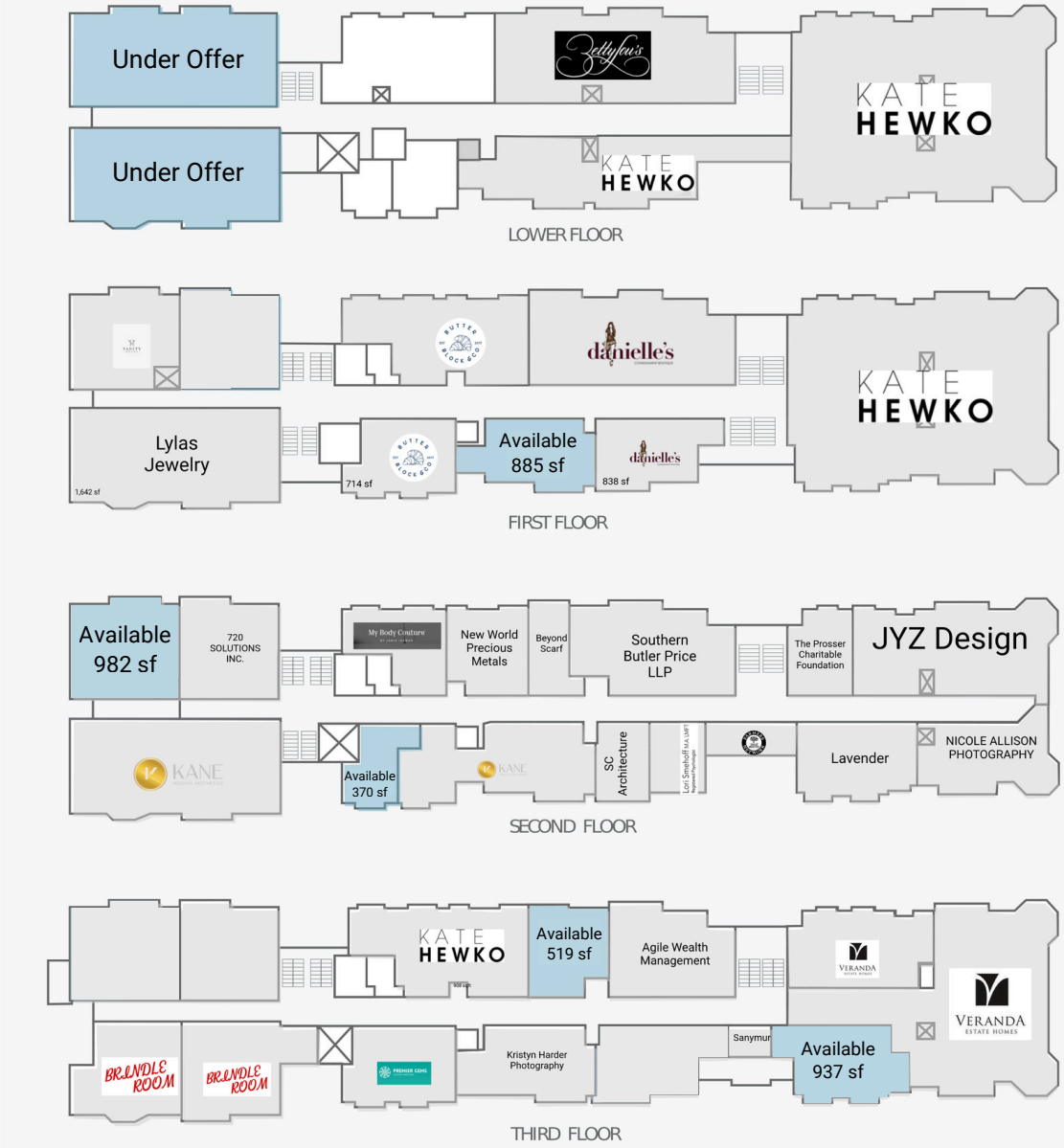
Featured Amenities and Tenants

CANADIAN TIRE
west elm
FJÄLL RÄVEN
BROWNS SOCIALHOUSE restaurant . bar . socialize
GoodLife FITNESS
URBAN FARE
SHOPPERS DRUG MART
Tim Hortons
DOLLARAMA $1
oasis wellness centre & spa


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

The Devenish

Leasing Opportunities



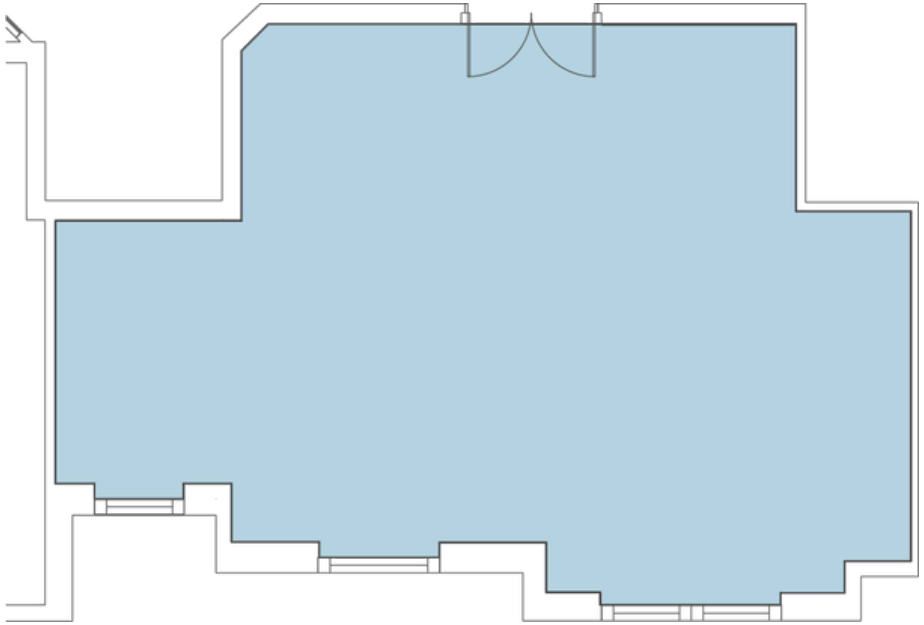
Leasing Opportunities

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

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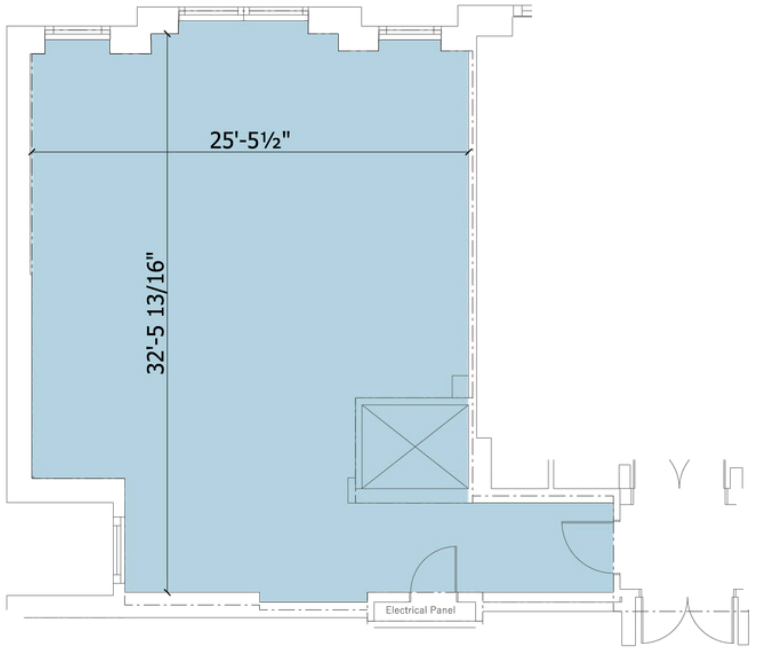

Size	370 SF
Unit Number	A02009A
Floor	2nd Floor
Availability	Immediately
Additional Rent*	$21.85 psf

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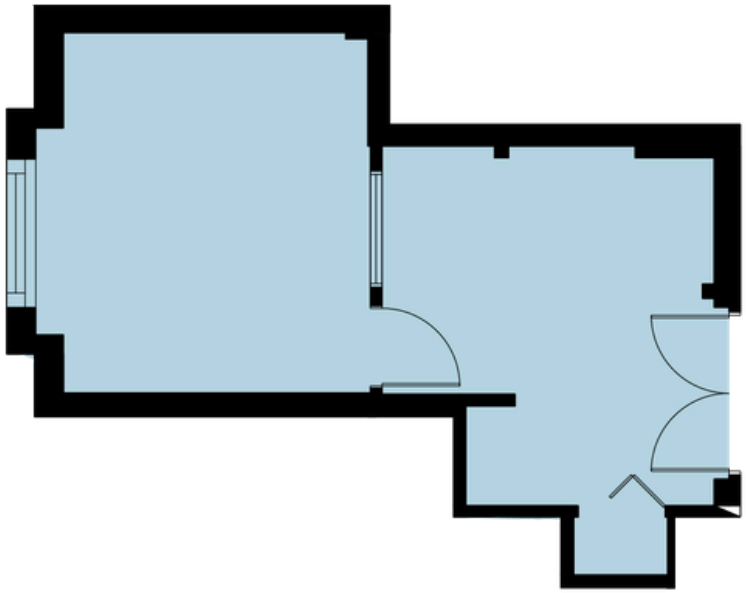

Leasing Opportunities

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

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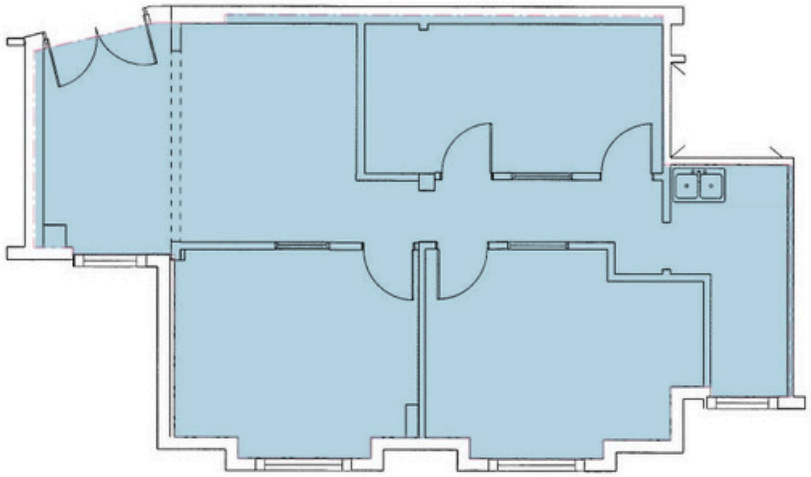

Size	519 SF
Unit Number	A03012B
Floor	3rd Floor
Availability	Q2 2026
Additional Rent*	$21.85 psf

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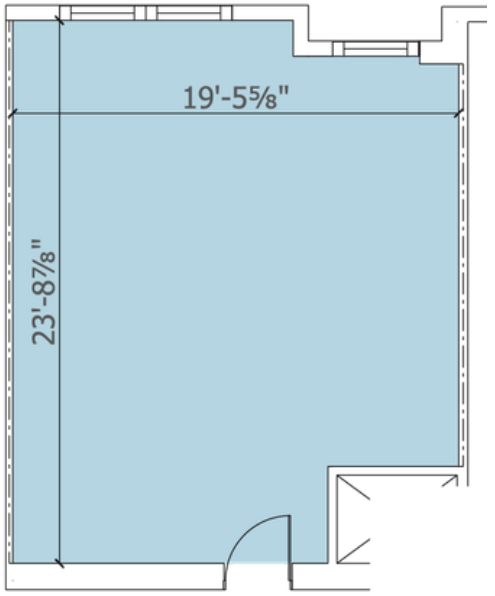
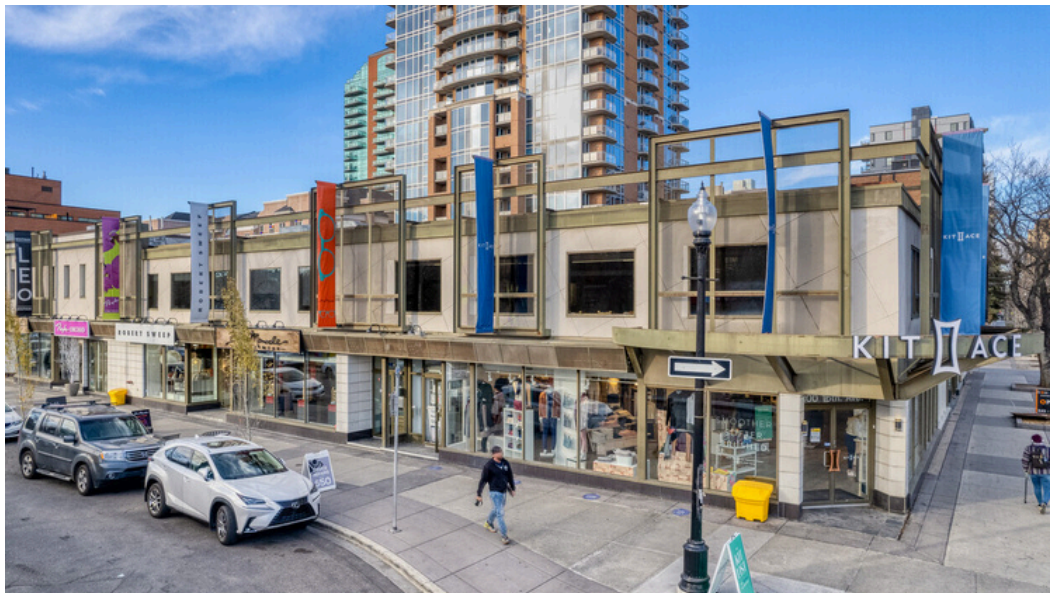
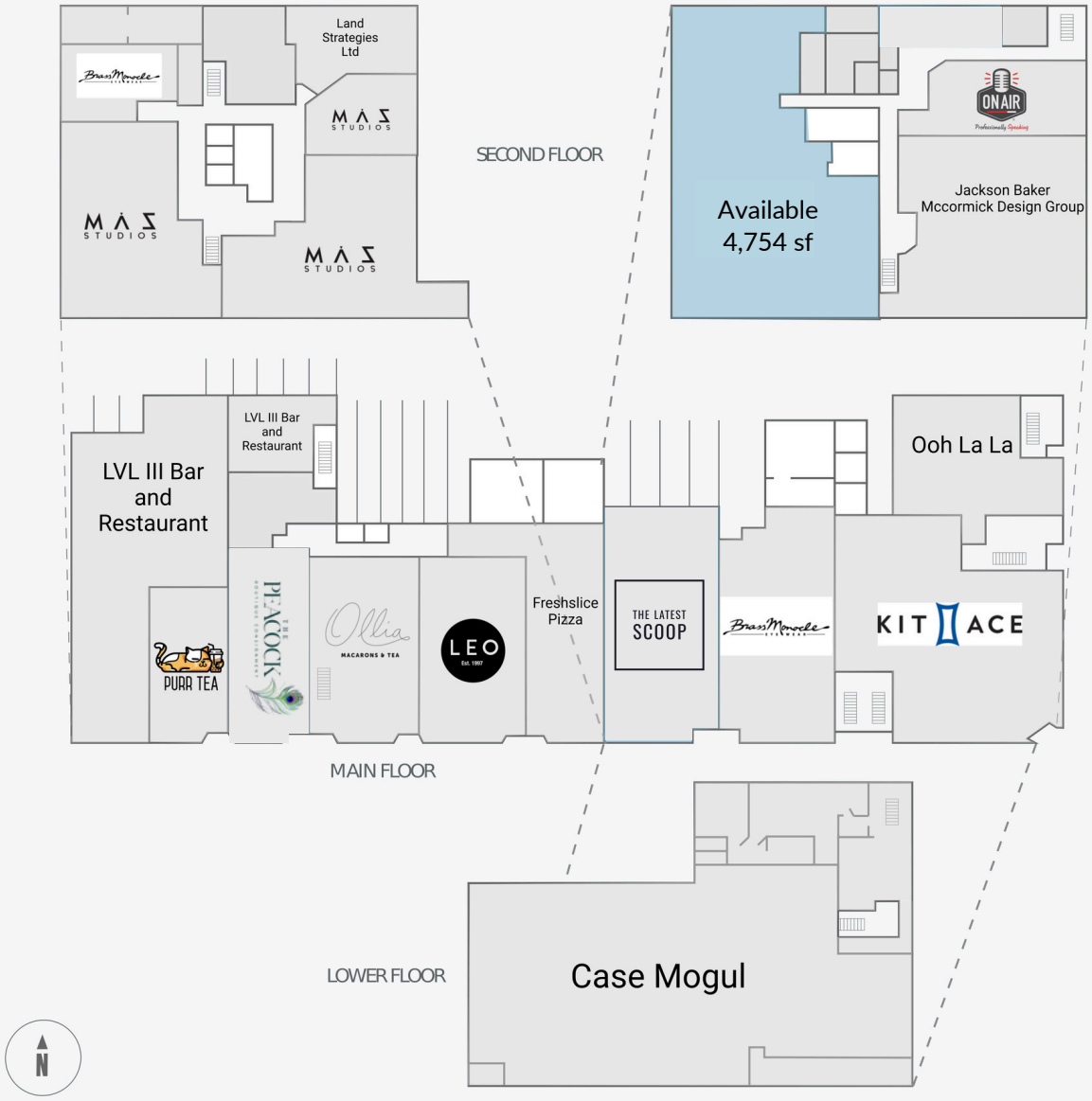


Mount Royal East



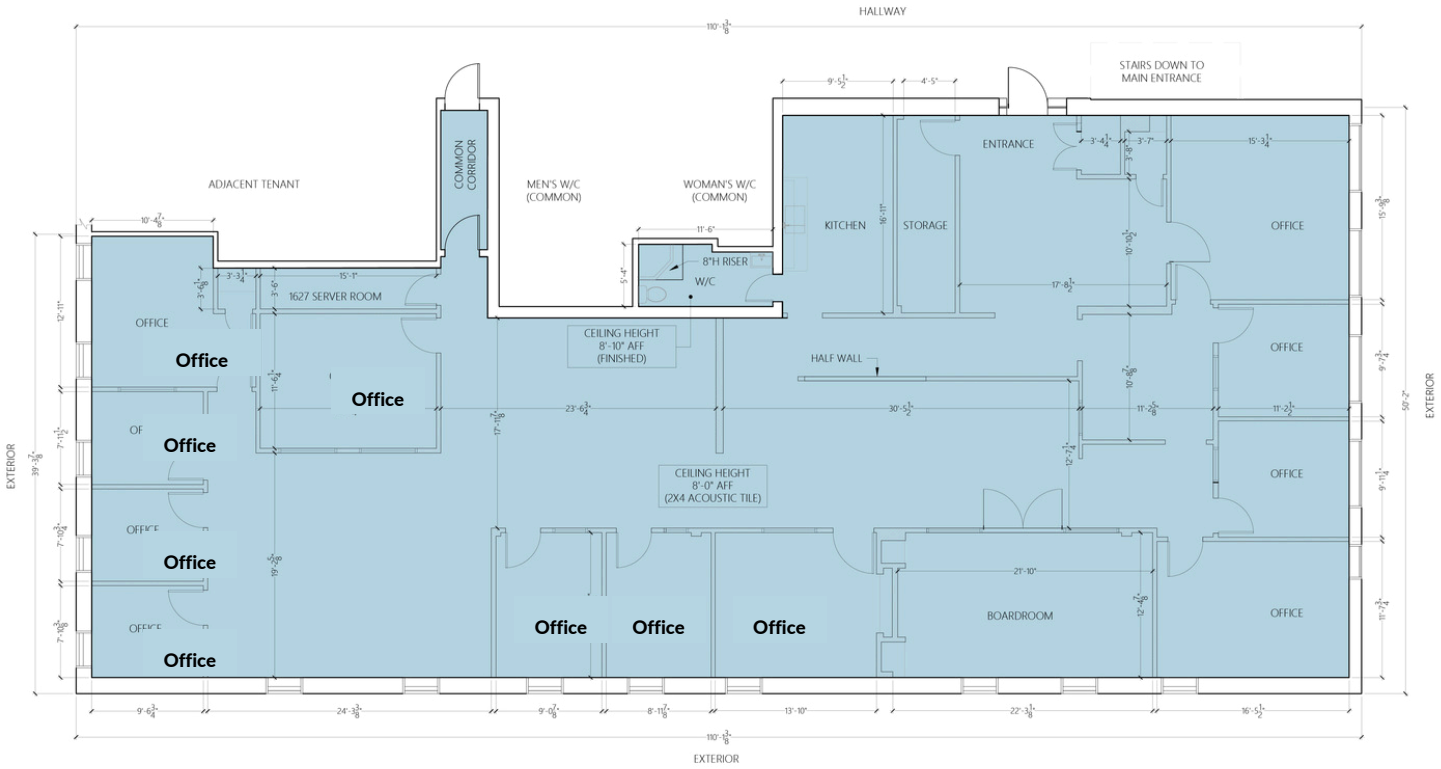
Site Plan


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

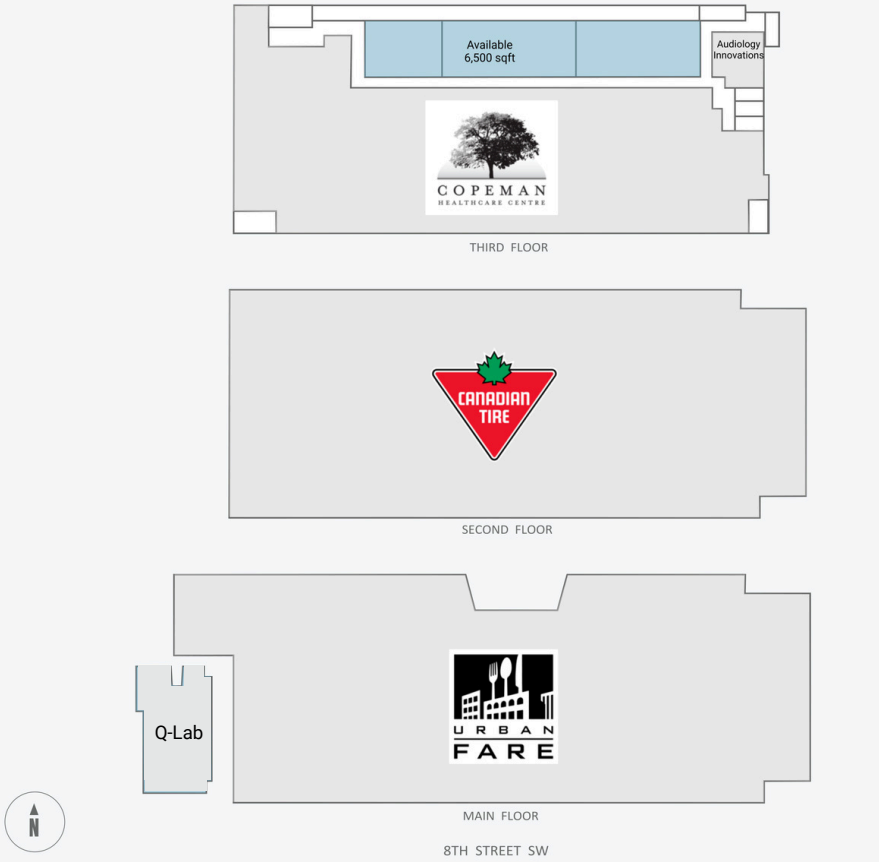
**2026 Estimates and rates are subject to change*



Mount Royal West

Leasing Opportunities

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



*2026 Estimates

Leasing Opportunities

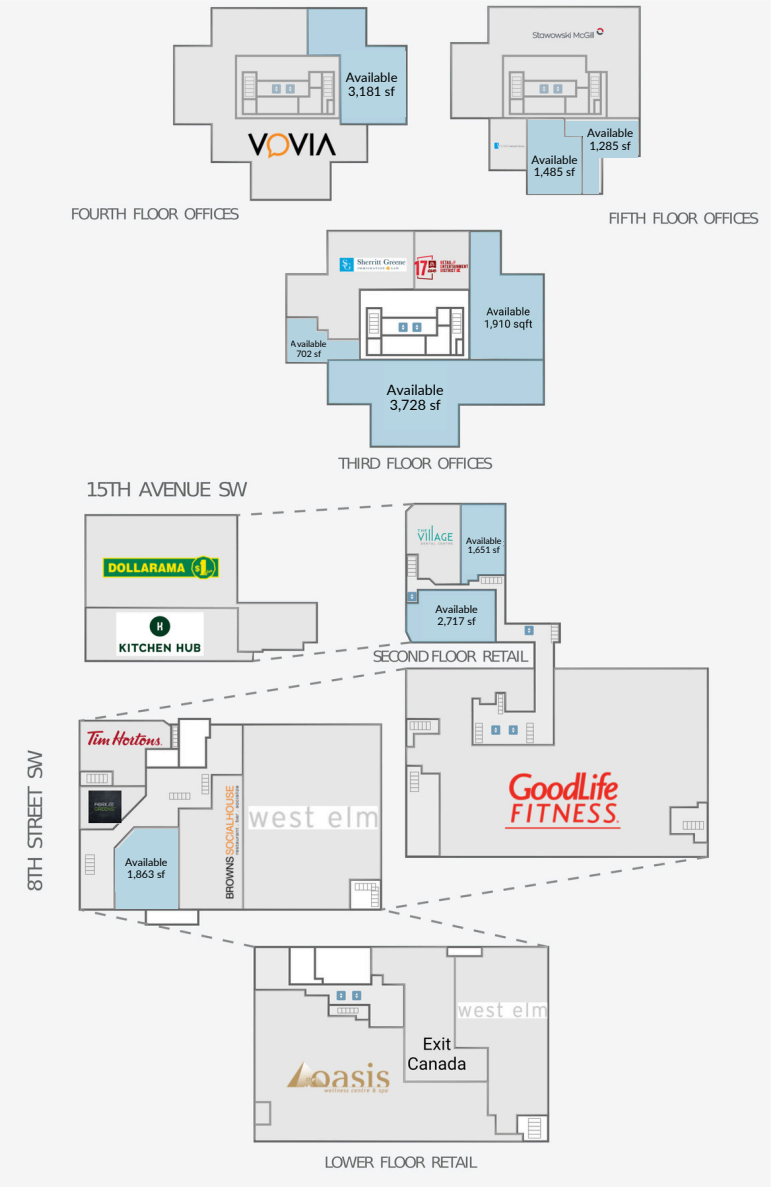
Size	6,500 SF
Unit Number	AO3002A
Floor	3rd Floor
Available	Immediately
Ideal Use	Office
Additional Rent*	$19.40 psf
Notes	This 3rd floor space provides a blank canvas for a new office space with a private balcony, plenty of natural light and the opportunity to demise.

**2026 Estimates and rates are subject to change*

*Renderings

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

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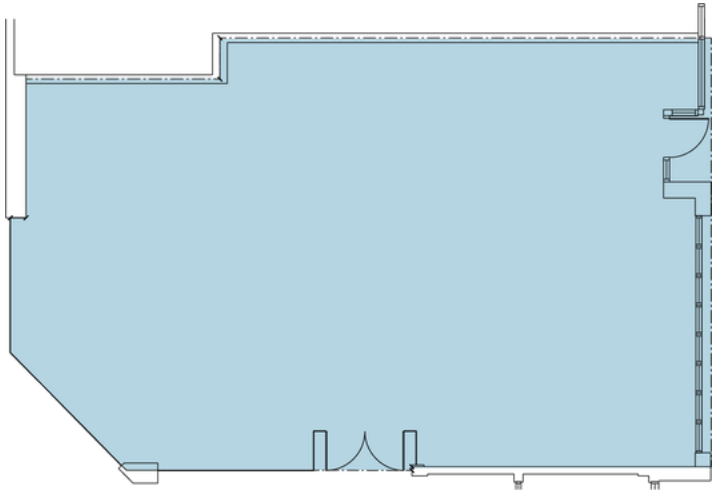


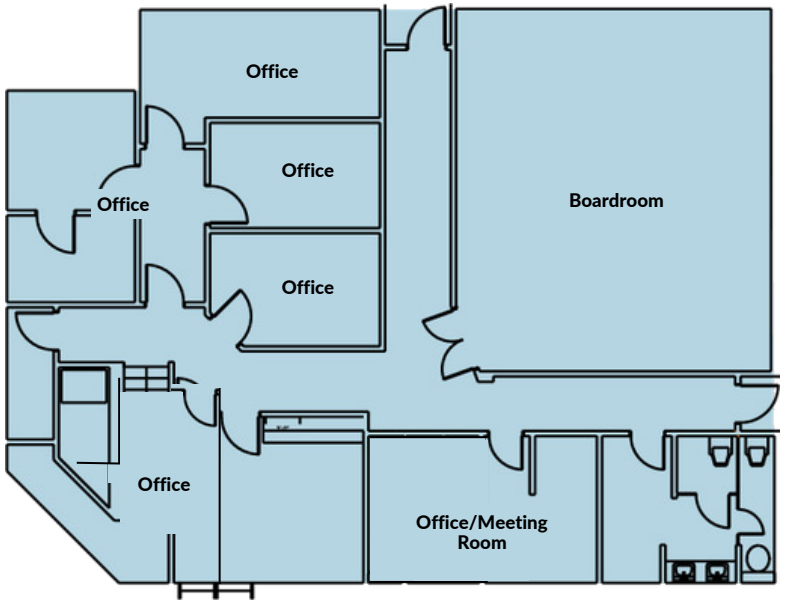
Size	2,717 SF
Unit Number	B02001A
Floor	2nd Floor
Availability	Immediately
Ideal Use	Office
Additional Rent*	$26.74 psf

**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

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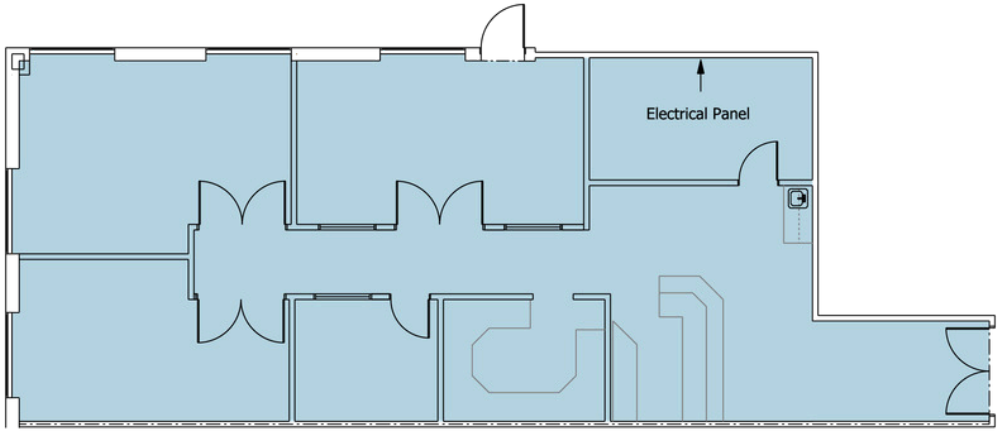
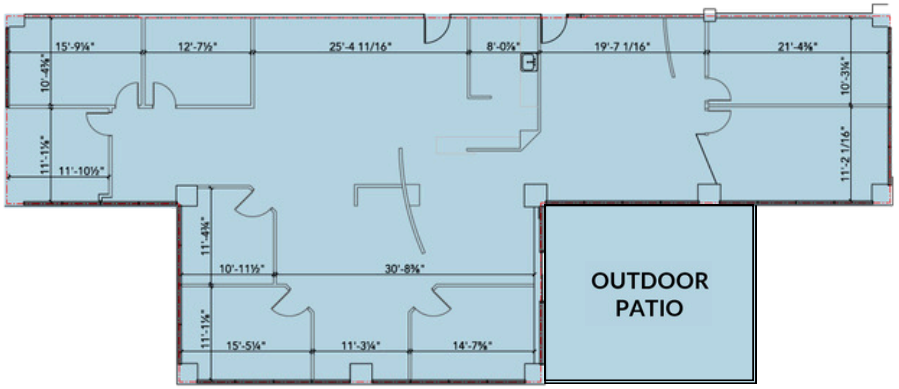


Leasing Opportunities

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

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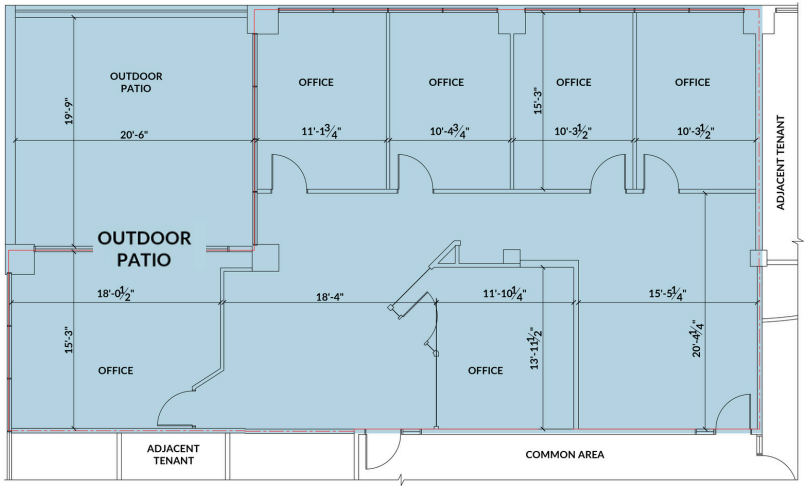

Size	2,447 SF
Unit Number	A03001A
Floor	3rd Floor
Availability	Q2 2027
Ideal Use	Office
Additional Rent*	$26.74 psf
Notes	Comes with an outdoor patio

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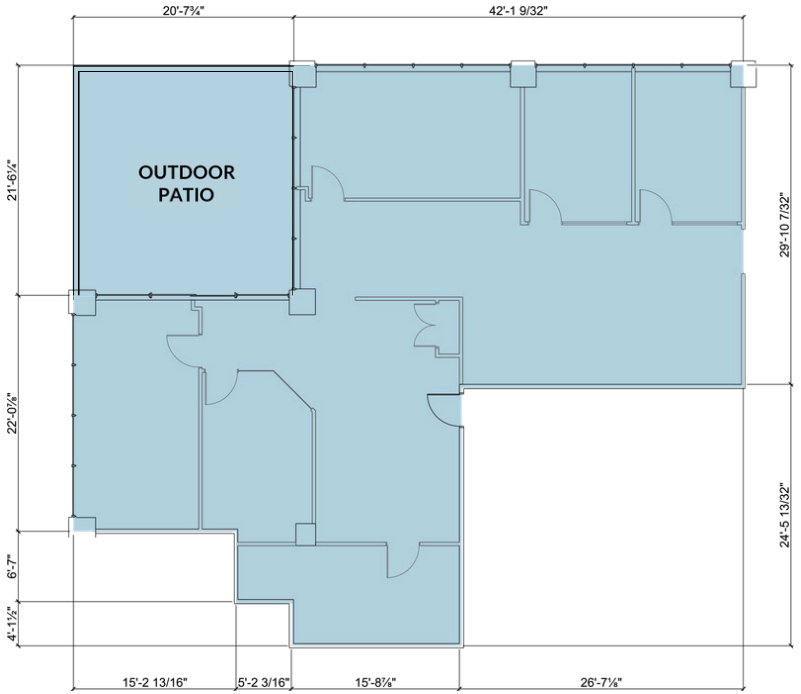

Leasing Opportunities

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

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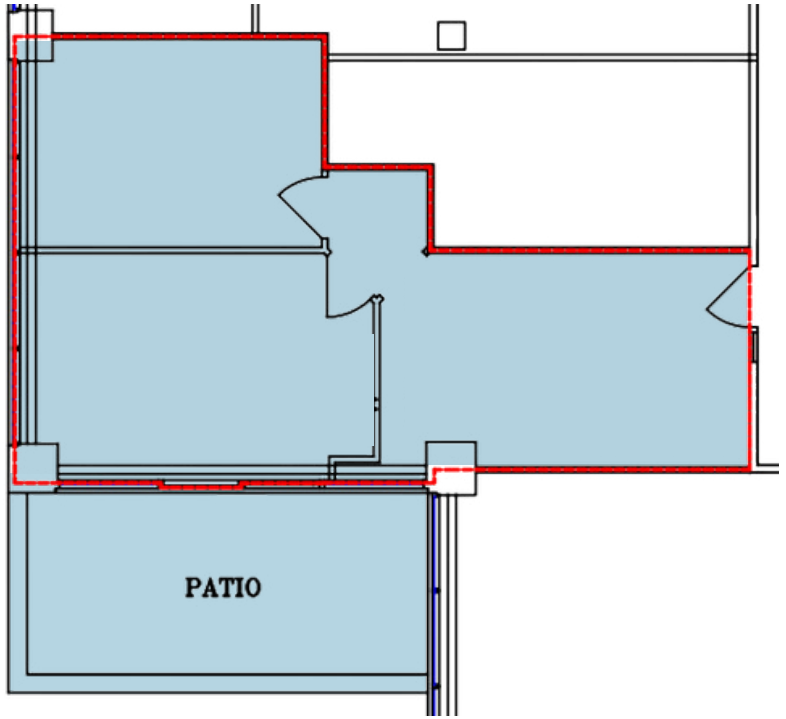

Leasing Opportunities

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

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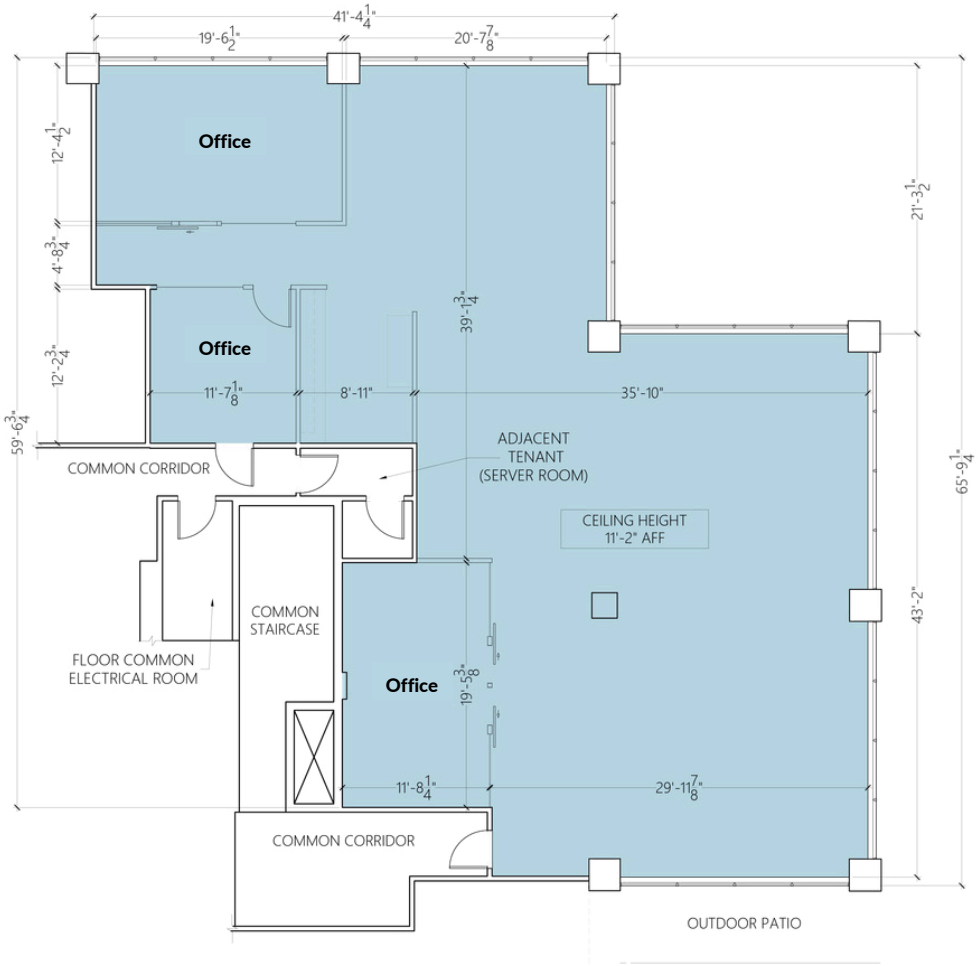

Brent Watson
Leasing Manager
brent.watson@fcr.ca
403.612.1654