

Bridgeland Shoppers

906 1st Avenue NE, Calgary, AB



About the Location

Located on the high-traffic corridor of 1st Avenue NE is Bridgeland Shoppers, a modern retail and office space where work, leisure, and convenience come together. Bridgeland Shoppers is also in close proximity to Mount Royal Village District, a busy shopping destination in the heart of Calgary's 17th Avenue retail and entertainment district.

With strong transit access and excellent visibility, Bridgeland Shoppers offers great connectivity to the city of Calgary and its surrounding neighbourhoods.

[Click here to view on Google](#)



Neighborhood Features



6-MINUTE DRIVE TO TOM
CAMPBELL'S HILL NATURAL PARK



7-MINUTE DRIVE TO CORE
DOWNTOWN CALGARY



18-MINUTE DRIVE TO CALGARY
INTERNATIONAL AIRPORT



Nearest Bus line
1-minute walk to 1 Ave NE WB bus stop



Nearest Rail line
4-minute drive to to Bridgeland Memorial Light Rail stop



Population (5km)
228,000



Household Income (5km)
\$161,000



Households (5km)
108,000



Bike Score
99



Walk Score
87



Transit Score
62



Traffic count
27,000

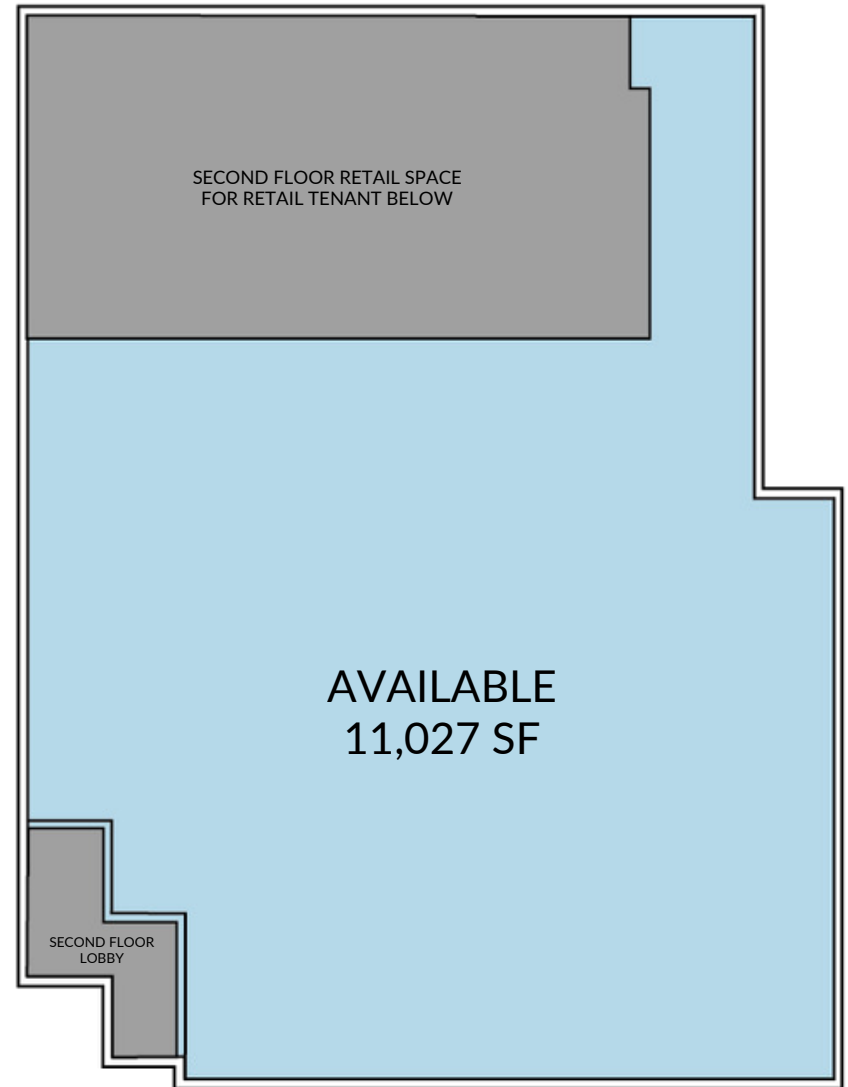


Availability

Size	11,027 SF
Floor	2nd
Available	TBD
Ideal Use	Medical Clinic, Office

Notes

- Opportunity to occupy a newly constructed, modern, and easily accessible space
- Conveniently situated upstairs of a major national retail tenant
- Spacious and versatile 11,027 SF ideal for high-performing medical or office operations



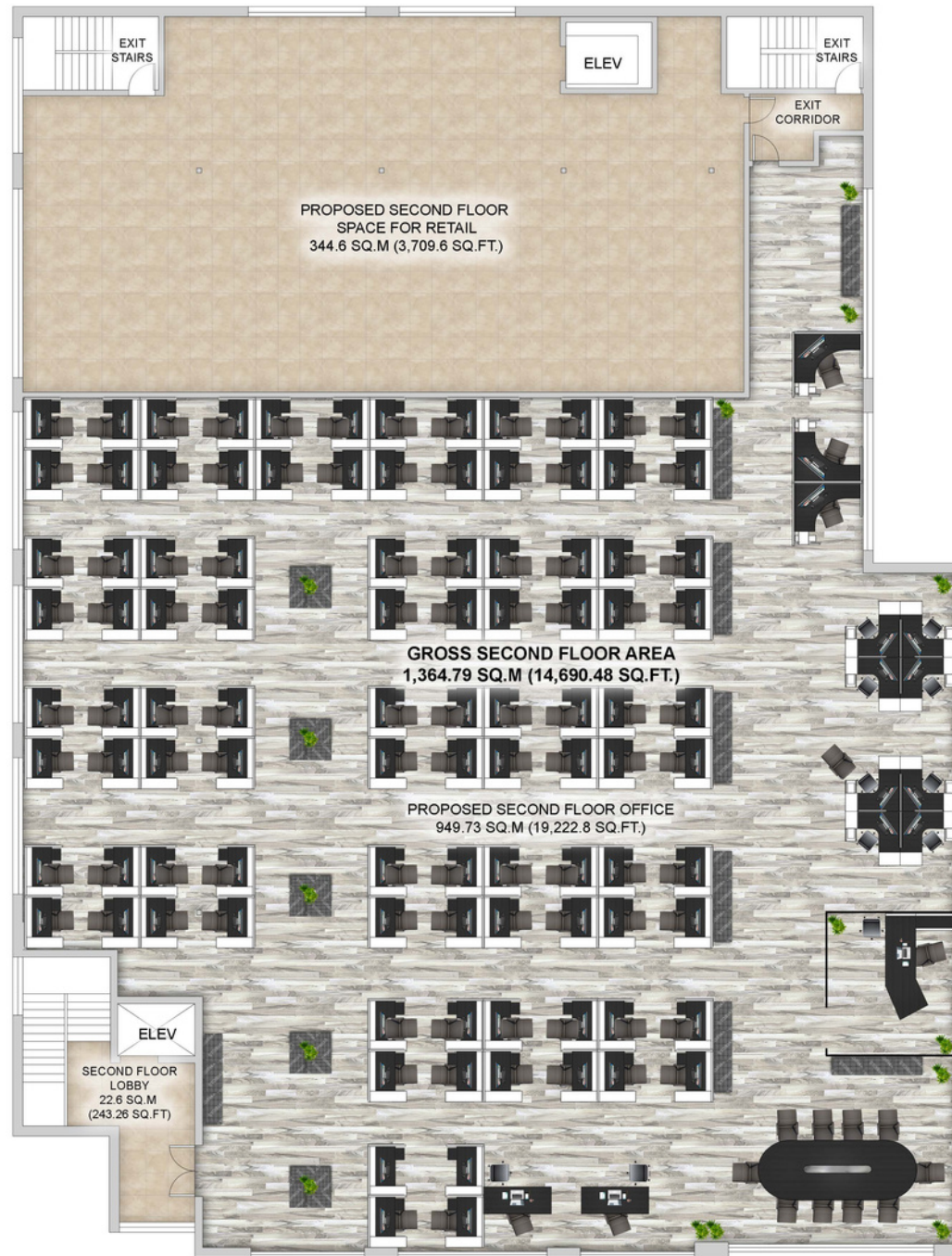
***CAM/Tax: \$14.53**

**2026 Estimates*

Mock Floor Plan (Medical Clinic)



Mock Floor Plan (Office)







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