

Bow33

1744 33rd Street SW, Calgary AB

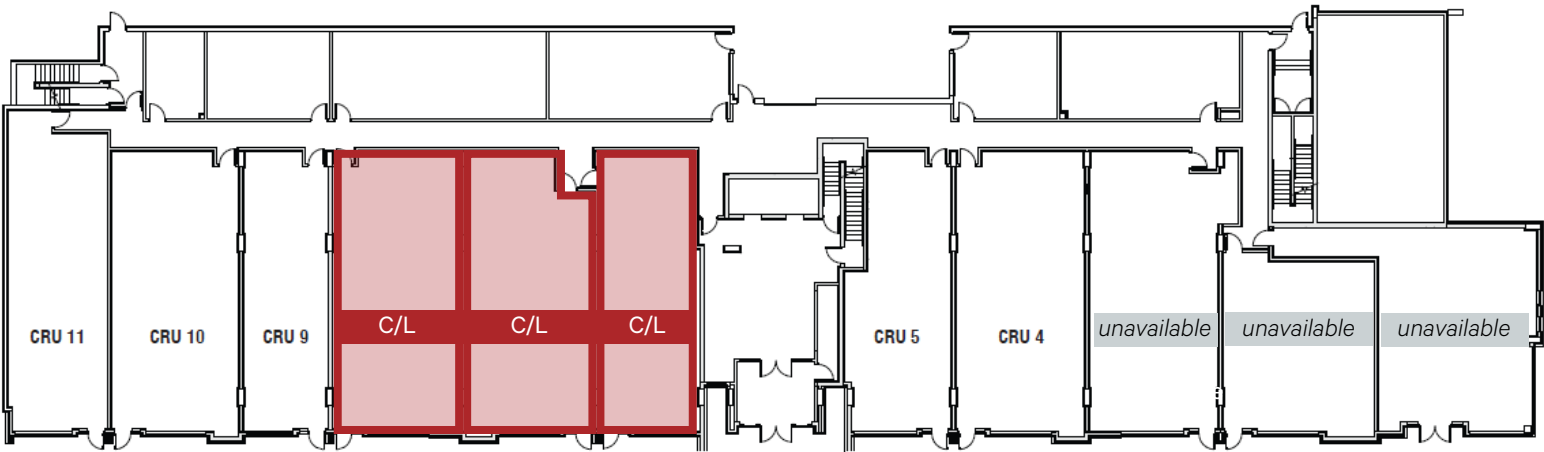
New Mixed- Use Development - Retail Units For Lease



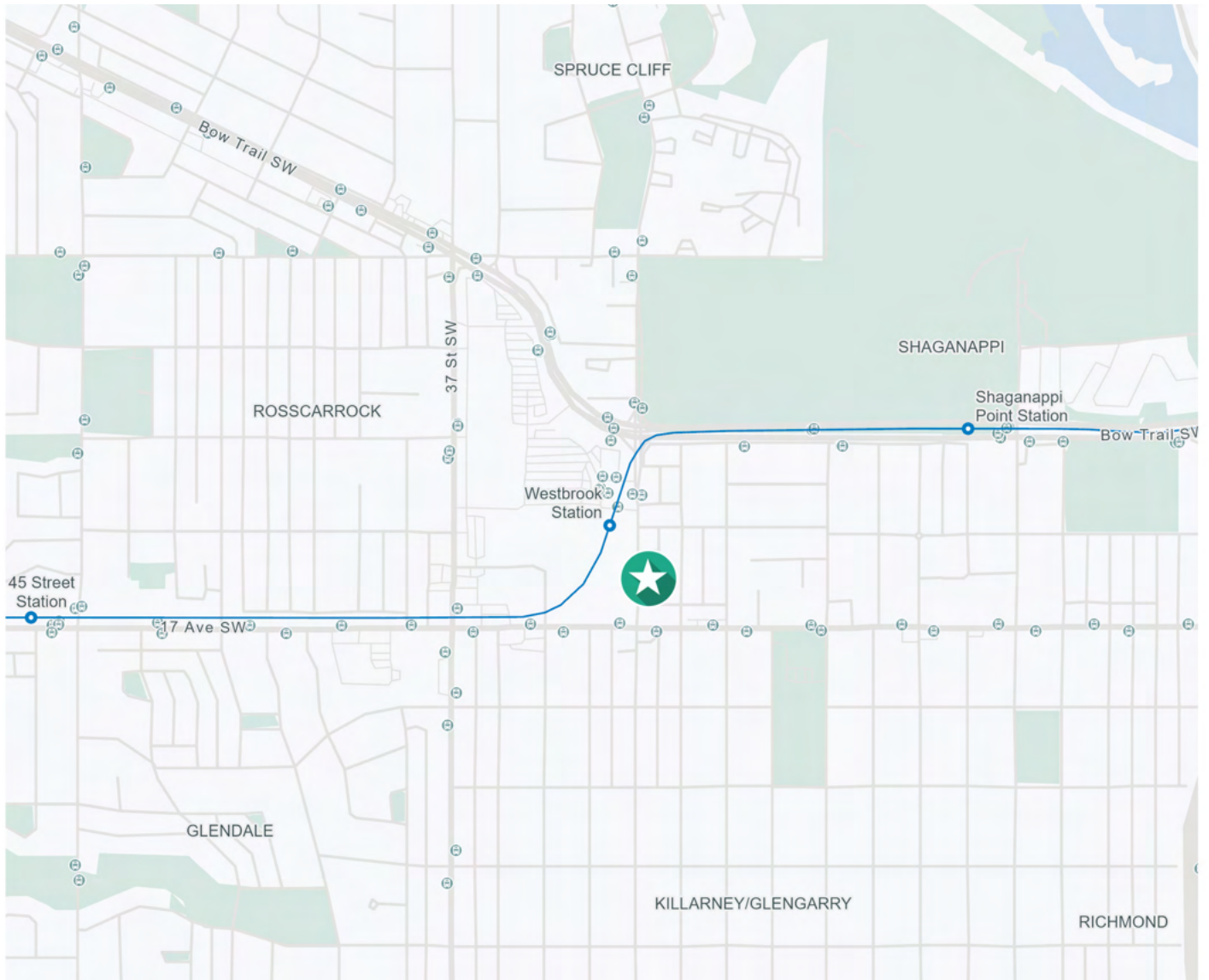
Property Details

- New mixed-use development just north of 17th Avenue SW on 33rd Street SW.
- Prime retail units with TBD residential units above.
- Located across from Westbrook CTrain Station and close proximity to Calgary's downtown core and the retail hub of 17th Avenue.
- Flexible retail bays from 919 to 1,457 sq. ft. suitable for a variety of retail, service, and food users.
- Please note: CRU 1, CRU 2 & CRU 3 are temporarily unavailable and are expected to remain unavailable until Q2 2027.

Details			
Size:	CRU 1- 1,364 sq. ft. - Unavailable CRU 2- 1,033 sq. ft - Unavailable CRU 3- 1,457 sq. ft - Unavailable CRU 4- 1,393 sq. ft.	CRU 5- 1,028 sq. ft. CRU 6- 1,109 sq. ft. - C/L CRU 7- 1,349 sq. ft. - C/L CRU 8- 1,397 sq. ft. - C/L	CRU 9- 919 sq. ft. CRU 10- 1,375 sq. ft. CRU 11- 1,214 sq. ft.
Op Costs (2026 est.):	\$18.71 per sq. ft.		
Zoning:	MU-1		
Available:	Possession- Spring 2026		
Signage:	Fascia		



Demographics & Site Map



Area Demographics



Population of 115,285
within 5km with an
average age of 36



TBD vehicles per day on
17th Avenue SW



Average household
income of \$138,134 within
5km with an average of 2
people per household



FOR LEASE

BOW33

Contact Us

John Moss

Senior Vice President
+1 403 750 0507
john.moss@cbre.ca

Ania Gryzewski

Vice President
+1 403 750 0806
ania.gryzewski@cbre.com

Brittany Camilleri

Sales Representative
+1 403 294 5706
brittany.camilleri@cbre.com

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