

Alberta Hotel

808 1st Street SW
Calgary, AB



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About the Building



Built in the late 1800's, The Alberta Hotel is an icon in Calgary. Constructed of sandstone, it is Calgary's oldest remaining hotel building located in the central business district at one of the city's most visited downtown intersections.

During its tenure, the hotel was a gathering place for people of status and elegance, and because of its detailed craftsmanship, The Alberta Hotel is still one of Calgary's most beautiful buildings.

Stephen Avenue (8th Avenue) has one of the highest rates of pedestrian traffic in the city, and the retail space is exposed to vehicle traffic moving North-South on 1st Street SW going in and out of the downtown core.

Property Highlights

Year Built	1889-1901
Area Available	Suite 200: 2,759 SF Suite 300: 9,880 SF (can be demised to 4,950 SF and 4,930 SF)
Availability	Immediately
Rent	Market
Additional Rent	\$18.01 SF

- Character building located on Stephen Avenue
- Exclusive rooftop patio
- Located along 1st Street SW, and just South of 9th Ave SW
- Minutes from the Downtown Core and some of Calgary's finest restaurants, pubs, cafes and bars all located on Stephen Avenue



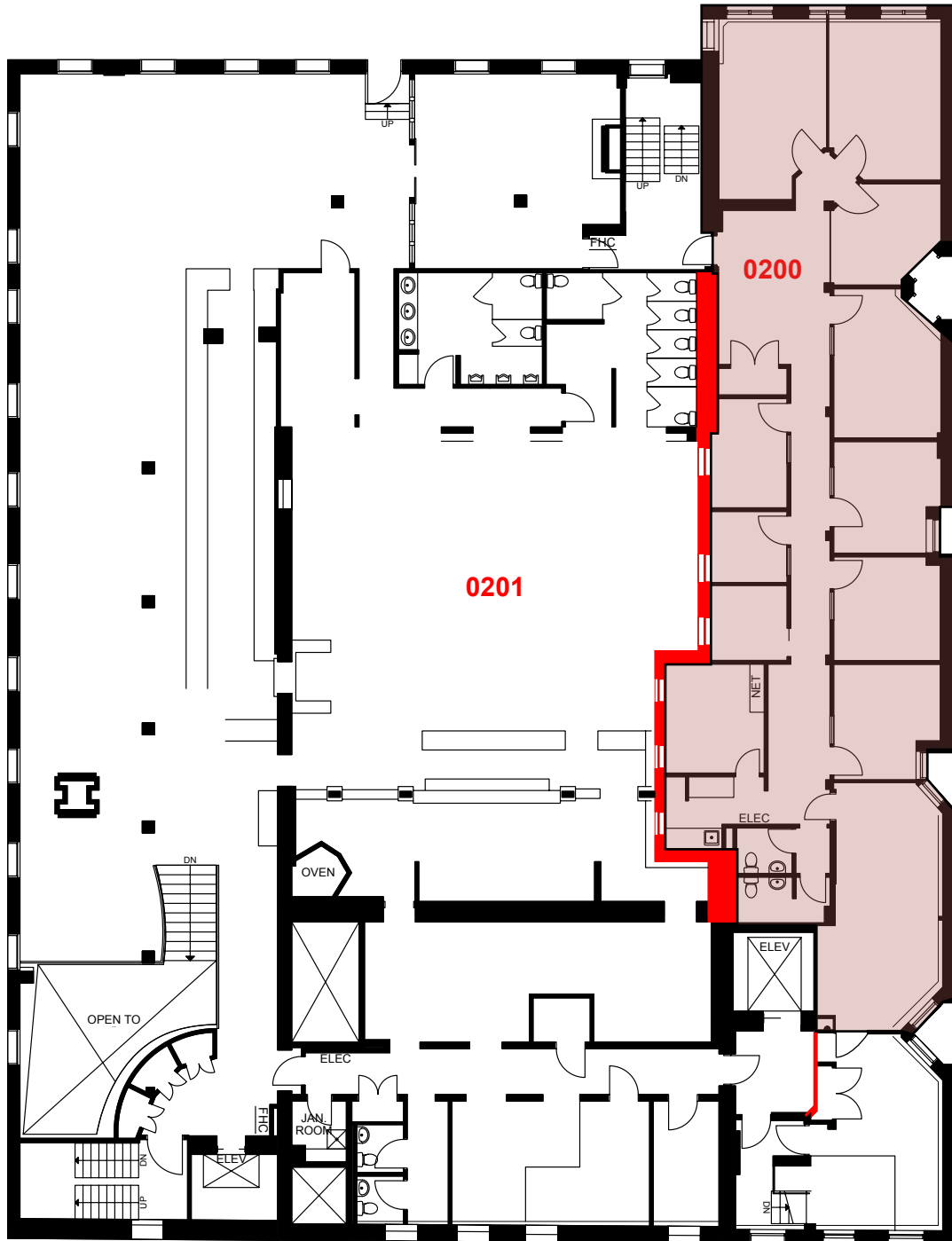
Property Highlights

Exclusive Rooftop Patio



Floor Plan

Suite 200: 2,759 SF

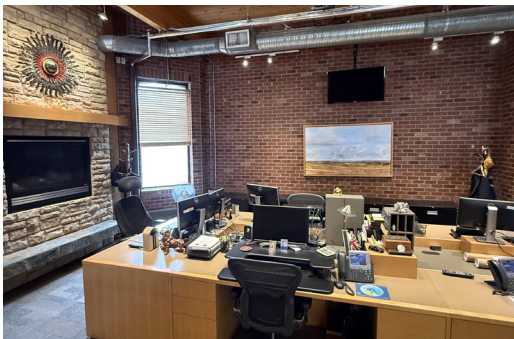
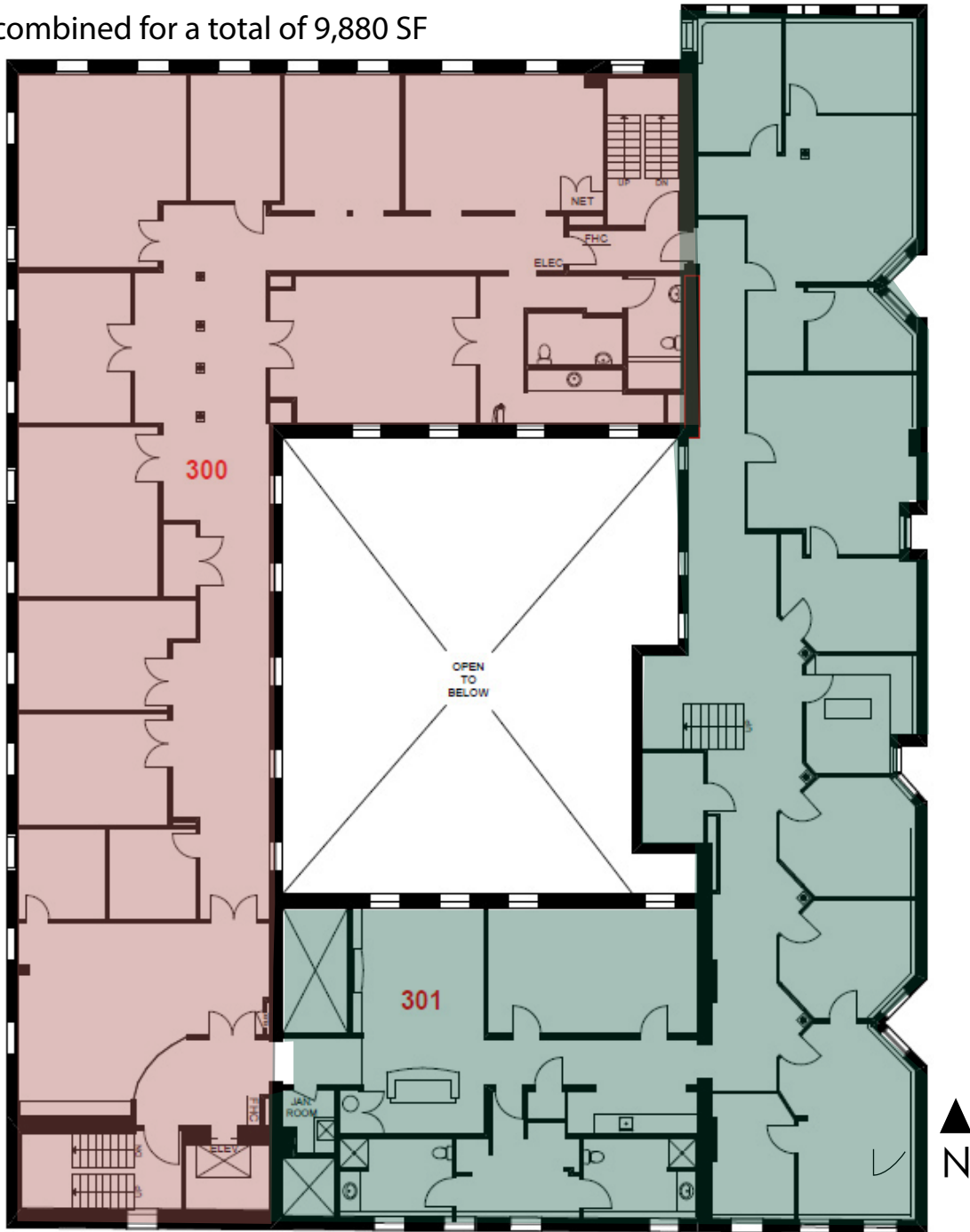


Floor Plan

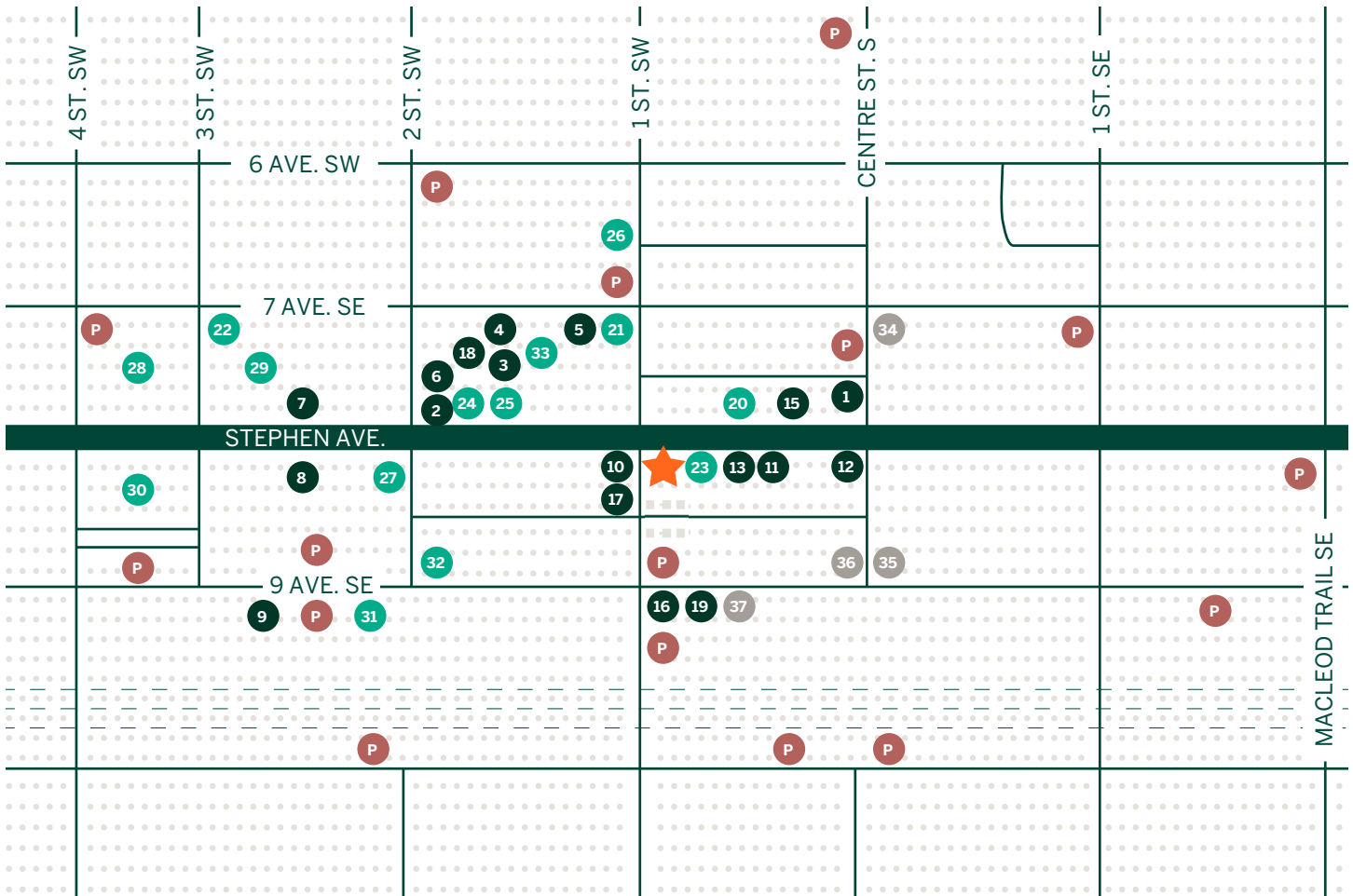
Suite 300: 4,950 SF

Suite 301: 4,930 SF

Can be combined for a total of 9,880 SF



Local Amenities



RESTAURANTS

1. Phil and Sebastian Coffee
2. Barbarella
3. Major Tom Bar
4. A&W Canada
5. Tim Hortons
6. National on 8th
7. Local 8th Avenue
8. Earls Kitchen & Bar
9. Tim Hortons
10. David's Tea
11. Original Joe's
12. SALTNIK Calgary
13. Annabelle's Kitchen Downtown
15. Wednesday Room

16. Hawthorn
17. Deville Coffee
18. Booster Juice
19. Starbucks

SHOPPING AND SERVICES

20. Winners
21. Hudson's Bay
22. Shoppers Drug Mart
23. Patagonia Calgary
24. Dollarama
25. London Drugs
26. Scotiabank
27. CIBC Branch with ATM
28. TD Canada Trust Branch

29. RBC Royal Bank
30. HSBC Bank
31. BMO Bank of Montreal
32. National Bank Financial
33. HER GYMVMT Fitness Club

HOTELS

34. Hyatt Regency Calgary
35. Calgary Marriott Downtown
36. Le Germain Hotel
37. Fairmont Palliser

PARKING LOCATIONS

Parking Lot



Alberta Hotel

Local Amenities - Access to Forme by Allied

LOUGHEED BLOCK PROVIDES CHANGE ROOMS WITH SHOWERS AND LOCKERS AND A TENANT EXCLUSIVE FITNESS FACILITY, FORME BY ALLIED. FORME IS EQUIPPED WITH MULTIPLE CARDIO MACHINES, WEIGHTS AND A SPACIOUS YOGA STUDIO.



Local Area

Stephen Avenue

DESCRIPTION OF HISTORIC PLACE

Stephen Avenue National Historic Site of Canada is a historic district in downtown Calgary, also known as Old Stephen Avenue. It consists of nearly three dozen commercial buildings from the 1880-1930 era (known as the Sandstone Era), mostly retail properties, with several former banks and one church.

HERITAGE VALUE

Stephen Avenue was designated a national historic site in 2001 because it tells:

- The processes of prairie urban development including orientation towards the railway, a gridiron plan, and spatial specialization;
- The rising importance of the retail sector of the Canadian economy; and
- The central role that such retail streets have played, and continue to play

The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail street-scape in a growing prairie urban centre.

Source: Historic Sites and Monument Board of Canada, Minutes, November 2001.



CHARACTER-DEFINING ELEMENTS

Key features contributing to the heritage value of this site include:

- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, facades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden structure
- Diversity of design in the facades reflecting the evolution of architectural styles
- Visual coherence of the street, created by facades set flush to the sidewalk and ornately detailed cornices
- Large windows - either flat or round-headed
- Variety of architectural detail of the principal facades, including in the commercial shop fronts at street level, the door and window surrounds, original window sashes, cornice detail and historic signage
- Hudson's Bay Company store with terracotta cladding, adding greater height and volume.

Local Area

Stephen Avenue

The iconic **Alberta Hotel** was once a luxurious gathering place. Located in a historic and downtown district, it's bursting with potential.



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