

PRIME LEASING OPPORTUNITY AVAILABLE



Crowfoot Village

20 Crowfoot Crescent NW
Calgary, AB

CBRE

Demographics



32,603

Population Within 2 KM

157,069

Population Within 5 KM



113,161

Daytime Population
Within 5 KM

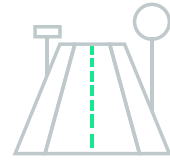


\$146,102

Average Household
Income Within 2 KM

\$164,540

Average Household
Income Within 5 KM



64,088

VPD along
Nose Hill Drive NW

104,971

VPD along
Crowchild Trail NW

Prime retail opportunity in the busy Crowfoot Power Centre

- Crowfoot Village is located in the busy Crowfoot Power Centre.
- Existing food tenants include Starbucks, KFC, Edo, Mucho Burrito, Prairie Donair, Domino's, Booster Juice, Italian (Chianti), Japanese (Jun Katsu), Caribbean (Island Plate), Fish & Chips (Joey's), Vietnamese (Pho Tina).
- Surrounding communities include Arbour Lake, Citadel, Hawkwood, Ranchlands, Scenic Acres, Royal Oak, Rocky Ridge and Tuscany

Space Available

Bldg B - Unit 240 - 855 sq. ft.

Bldg G - Unit 710 - 1,118 sq. ft. (C/L)

BASIC RENT - Market

OP COSTS & TAXES - (2026)

Bldg B - \$29.08

Bldg G - \$31.84

SIGNAGE - Fascia & Pylon

POSSESSION - Unit 240 - Immediate

Unit 710 - Immediate

ZONING - DC; C1-A

TERM - 5 - 10 years



Leasing Plan

Available

Under Offer

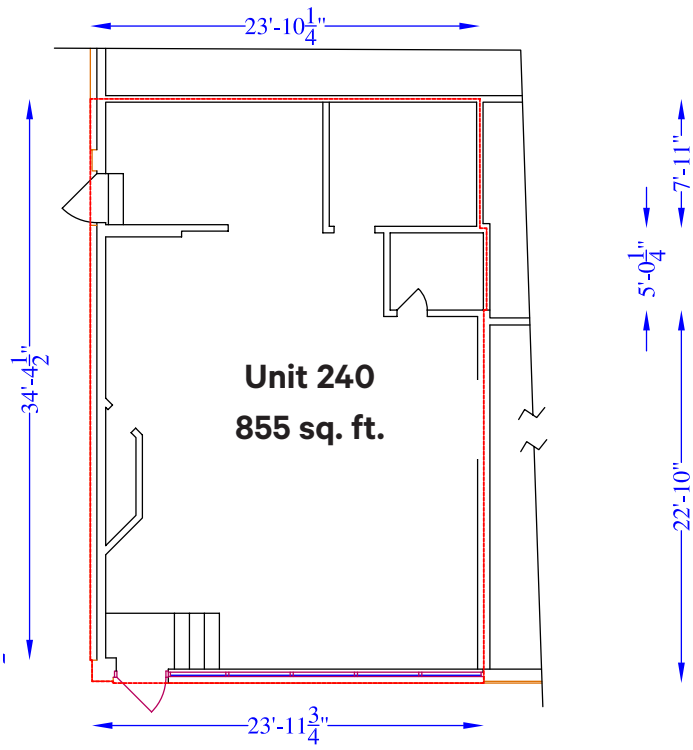
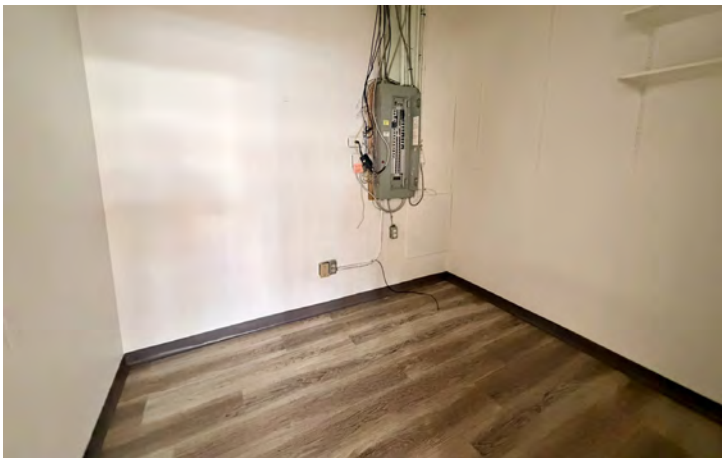
Conditionally Leased

Leased

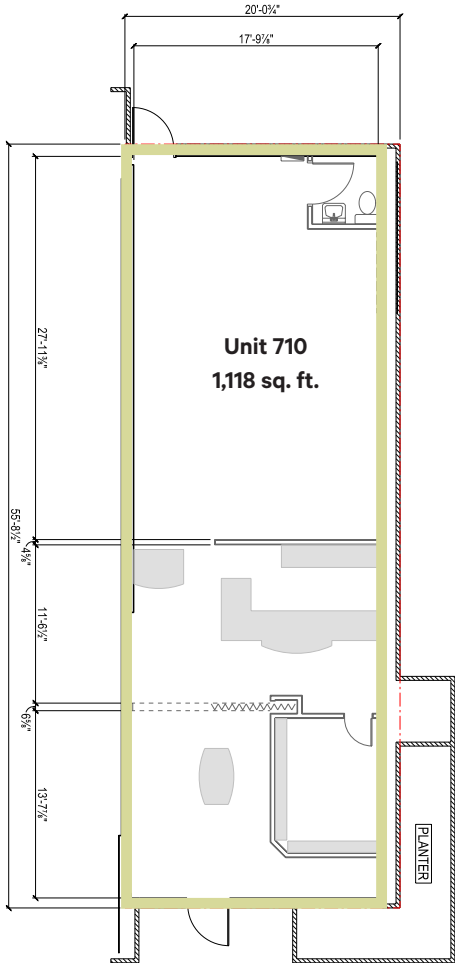
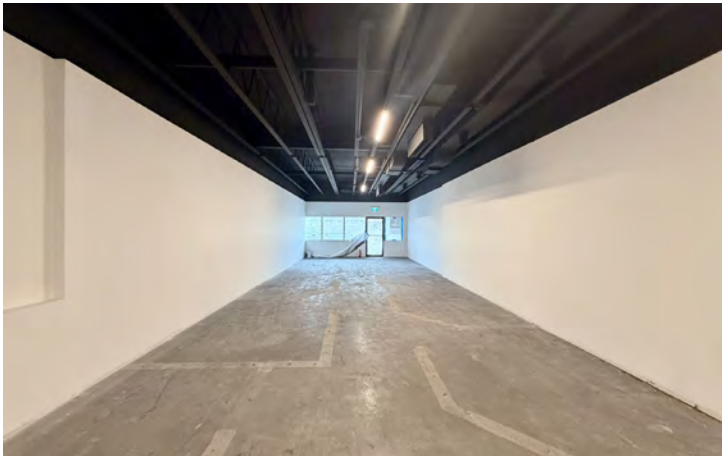
Future Residential



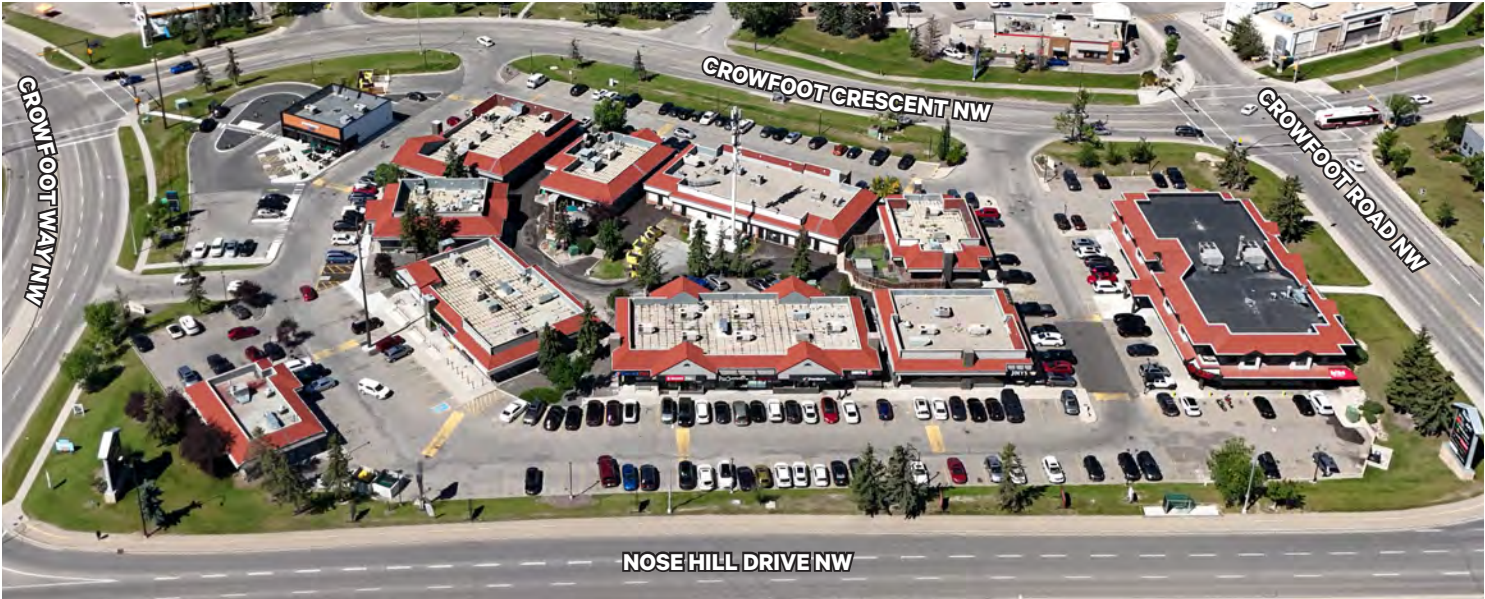
Unit 240 - Photos & Floor Plan



Unit 710 - Photos & Floor Plan



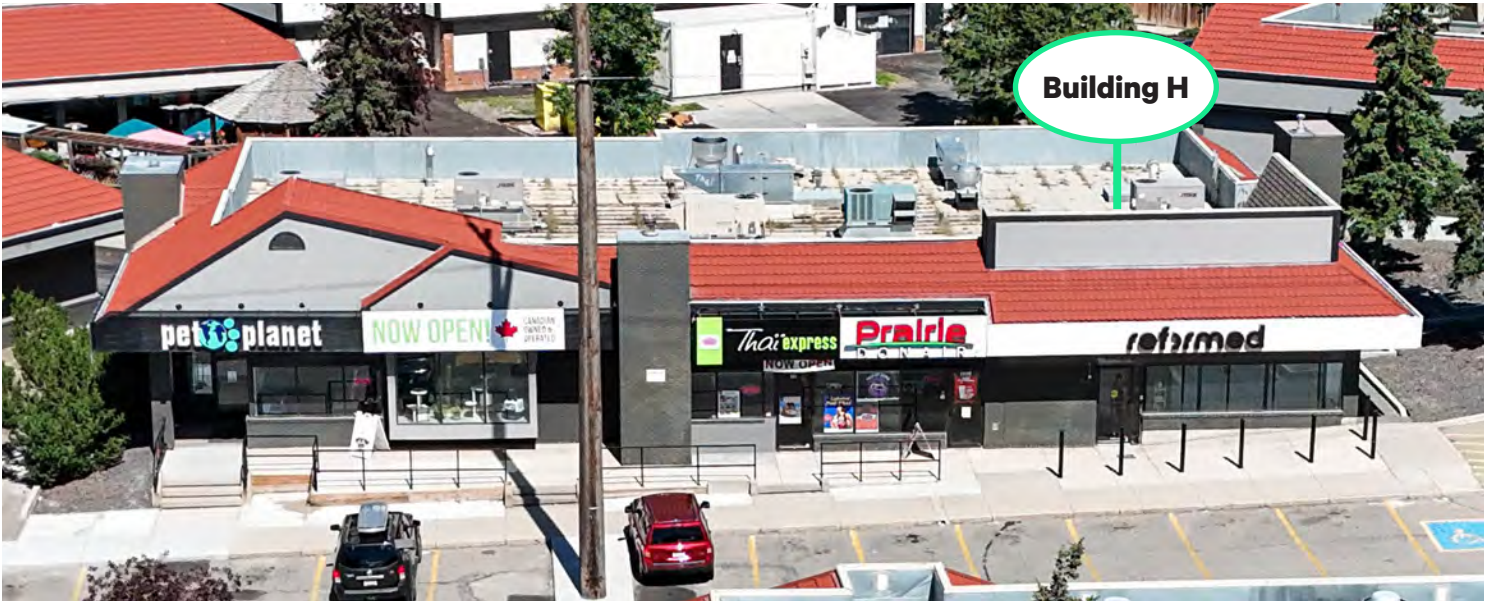
Property Photos

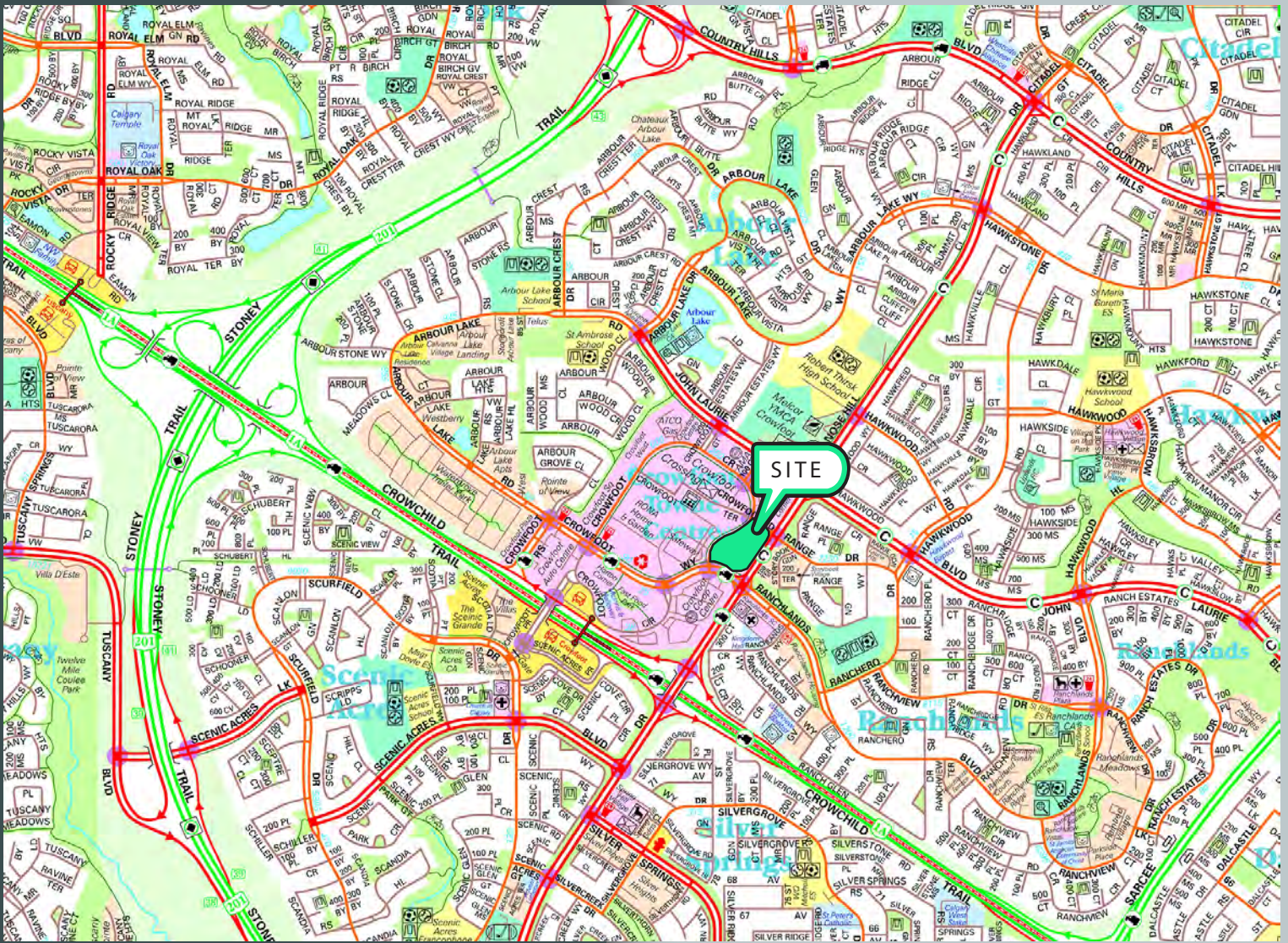


Property Photos



Property Photos





For More Information Please Contact

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