

# FOR LEASE

Prime Main Floor Retail  
Space in a Vibrant  
Mixed-Use Community



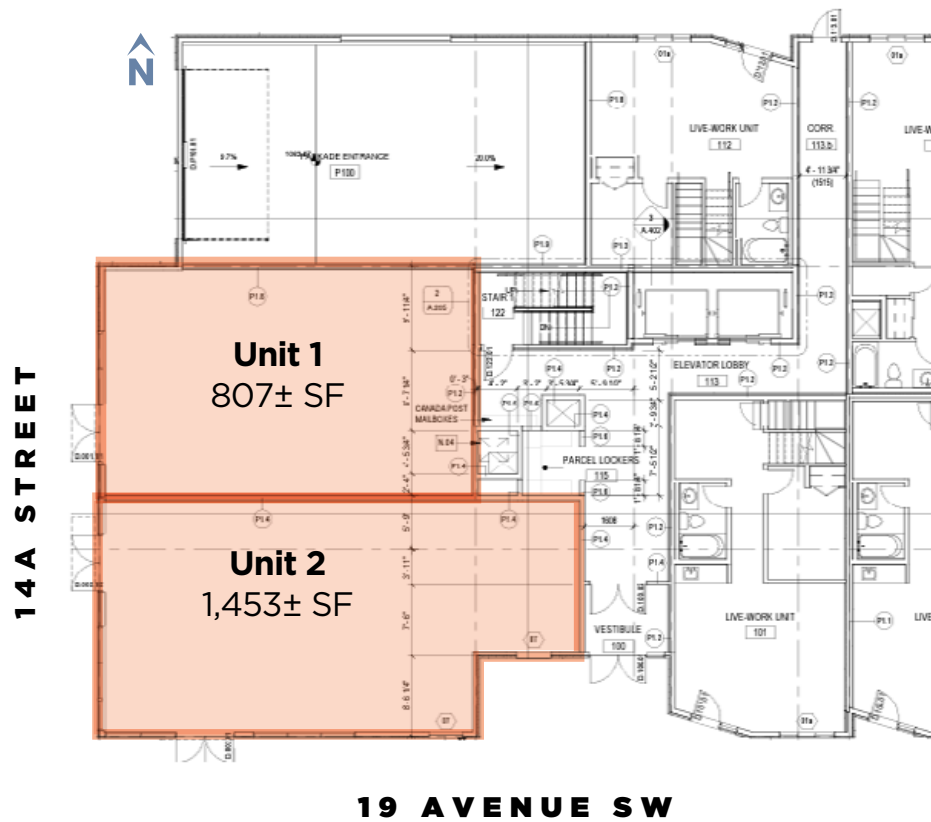
**BANKVIEW 19/14** | 1444-1508 19 Avenue SW, Calgary AB

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# FLOOR PLANS



# PROPERTY HIGHLIGHTS



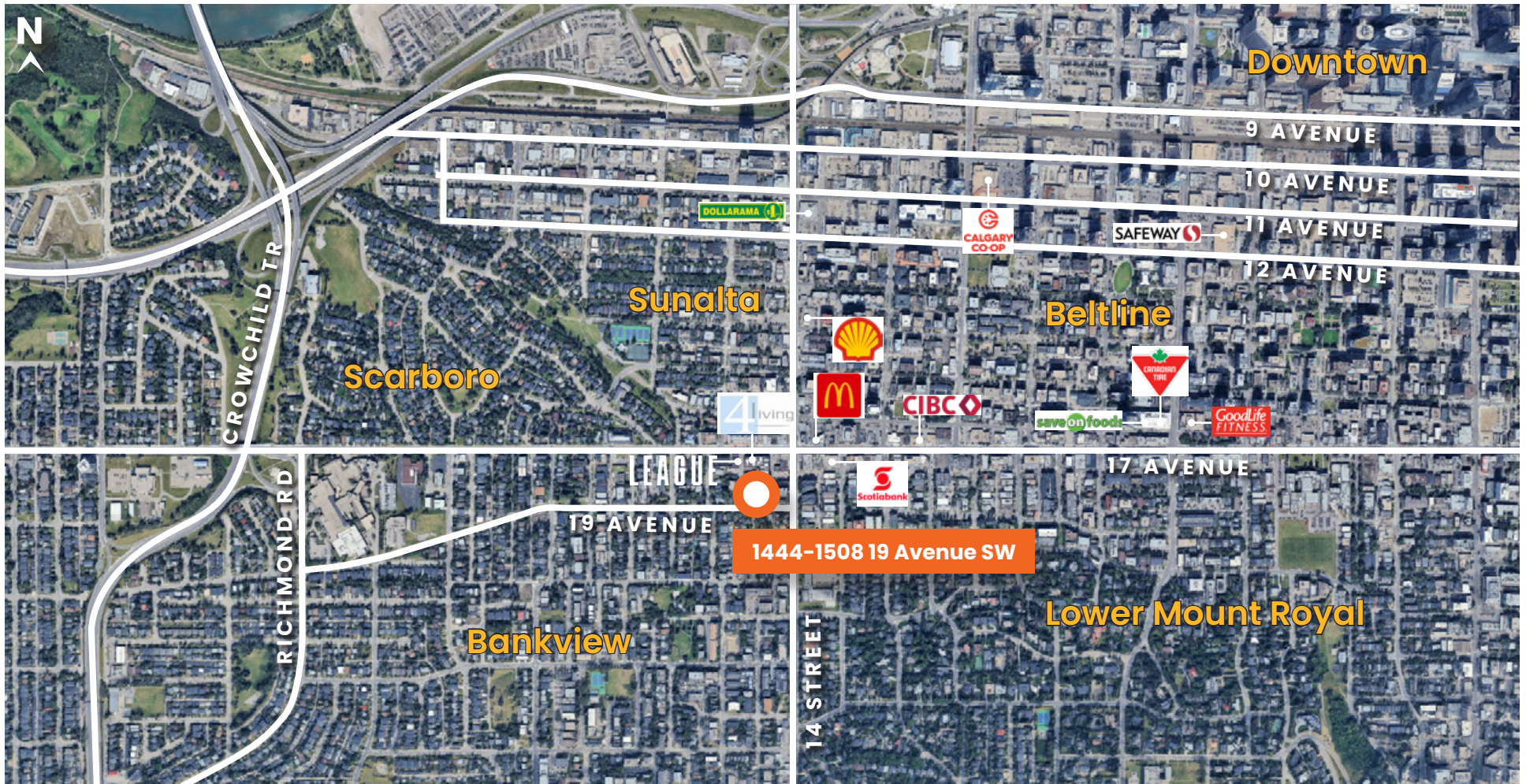
## PROPERTY OVERVIEW

<b>Size Available</b>	<b>Unit 1:</b> 807± SF <b>Unit 2:</b> 1,453± SF
<b>Net Rate</b>	Market
<b>Op Costs</b>	Budgeted \$20.00 PSF - TBD
<b>Zoning</b>	DC - Direct Control
<b>Available</b>	Q4 2026
<b>Parking</b>	Street/Parkade

## PROPERTY FEATURES


- Two commercial retail units available on the main floor
- Brand new mixed-use development featuring retail at grade with residential above
- Prime location just off 14A Street SW & 19 Avenue SW
- Minutes from 17th Avenue SW—Calgary’s premier retail, dining, and entertainment district
- Surrounded by established retailers and amenities including McDonald’s, Jamesons Pub, Scotiabank, and League Fitness
- Walking distance to major amenities including SaveOn Foods, Canadian Tire, and Best Buy
- Excellent connectivity with quick access to Downtown, Marda Loop, and Kensington
- Located in the vibrant Bankview community, surrounded by established residential density
- Convenient access to nearby parks, pathways, recreation, and educational institutions
- Ideal for neighbourhood-serving retail, professional services, medical, wellness, café, or boutique users

# LOCATION



 **Neighbourhood**  
Bankview

 **Population 3km**  
124,896

 **Drive Times**  
Downtown: **6 minutes**  
Stoney Trail: **13 minutes**

 **Prime Location**

 **Bus / Train Routes**

 **Walk score or Walkable**

 **Household Income**  
\$82,773

 **Median Age**  
38

**Traffic Count**  
17,000 VPD | 17 Ave. Sw & 12 Street

 **Restaurants & Fast Food**

 **Retail Shops or Shopping**



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