



FOR SALE

1428 17 AVENUE SW

Calgary, Alberta

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1428 17 Ave SW

Calgary, Alberta

SIZE

8,603 SF

ZONE

CC-COR

YEAR BUILT

2013

COMMUNITY

Beltline

LOT SIZE

4,933 SF

PROPERTY TAX

\$47,368.07 (2025 est.)

SUBDIVISION

Connaught

99

WALK SCORE

26,806

POPULATION

63

TRANSIT SCORE

\$64,594

AVG INDIVIDUAL INCOME

85

BIKE SCORE

32.3

MEDIAN AGE

- Dense young professional population, 1.7 km from downtown, with built-in event demand from Stampede Park and high per-capita retail spend.

- 87% aged 15-64; peak cohorts 25-29 (5,455), 30-34 (5,095)



Nearby Amenities

1428 17 Avenue SW, Calgary, Alberta

bul Dining Room & Bar (1244 17 Ave SW)
4.9, 1,182 reviews, Korean-Japanese fusion

YYC Pasta Bar (1322A 17 Ave SW)
4.7, 1,432 reviews

Jamesons Pub (1230 17 Ave SW)
4.3, 1,730 reviews, long-standing anchor

Olea Restaurant (1520 14 St SW)
4.6, Mediterranean, same corner block

Porch (730 17 Ave SW)
4.4, 2,139 reviews, full-day restaurant/bar

Jungle Bird Tiki Bar (725A 17 Ave SW)
4.7, newer experiential cocktail concept

LESS 17 (930 17 Ave SW)
4.4 Premium streetwear/sneakers, loyal following

Steeling Home (1010 17 Ave SW)
4.7, gift/home boutique

Made By Marcus
4.4, Alberta-based Ice cream



14 St SW

16 Ave SW

17 Ave SW

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CONTACT US
FOR MORE INFORMATION



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