

UNIT 3170

40 CHRISTIE PARK VIEW SW

Calgary, Alberta

FOR SALE & LEASE



**Get more
information**

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**AVISON
YOUNG**

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Suite 3170 is an approximately 1,116 sf retail condominium located within Christie Crossing, a modern development completed by Dominion in 2022. The suite also offers the potential to add approximately 550 sf of mezzanine space, subject to the required approvals, providing additional flexibility for an incoming owner-user or tenant.

Previously tenanted by Coffee Evo Café, the space is well positioned for a food and beverage operator or quality-focused retail user looking to minimize upfront capital costs. Christie Crossing benefits from a strong tenant mix and is surrounded by established, affluent southwest Calgary communities, including Christie Park, Aspen Woods, Springbank Hill, Signal Hill and West Springs.

AVAILABLE SPACE	+/- 1,116 sf
ZONING	C-N2
YEAR BUILT	2022
PRICE / RENTAL RATE	Contact Listing Broker
PROPERTY TAXES	\$16,416 (est.2026)
CONDO FEES	\$691.16/month (excluding utilities)
OPERATING COST	\$23.92 psf (est.2026)
OCCUPANCY	Immediately
PARKING	Paved scramble surface parking

-  Corner unit with direct exterior access
-  Main-floor retail access
-  Existing restaurant build-out with open seating area
-  Development Permit approved for proposed 550 sf mezzanine
-  Fully built-out commercial kitchen



C-N2 LAND-USE DESIGNATION

Permitted Uses

Restaurant: Food Service Only, Retail and Consumer Service, Specialty Food Store, Fitness Centre, Health Care Service, Office, Instructional Facility, Pet Care Service and other uses permitted under the C-N2 land-use designation.

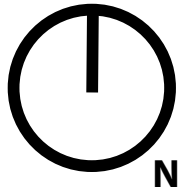
Discretionary Uses

Restaurant: Licensed, Outdoor Café, Brewery/ Winery/Distillery, Artist's Studio, Computer Games Facility, Service Organization and other discretionary uses under the C-N2 land-use designation.

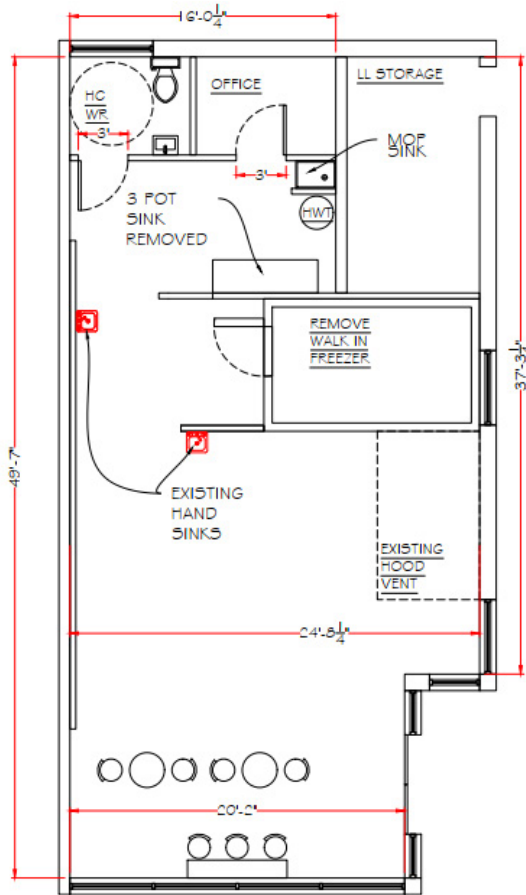
NOTE: All proposed uses are subject to municipal approval, applicable development permits, condo board approval, condominium bylaws and any registered restrictions affecting the property.

UNIT 3170

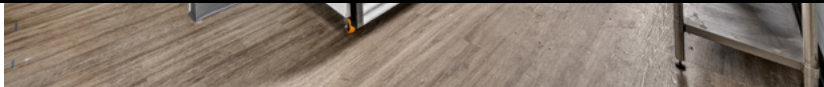
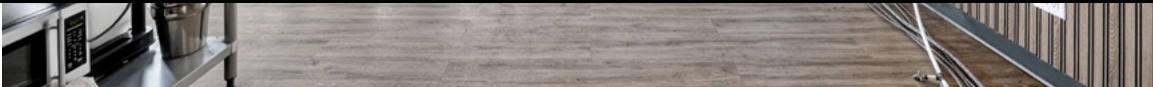
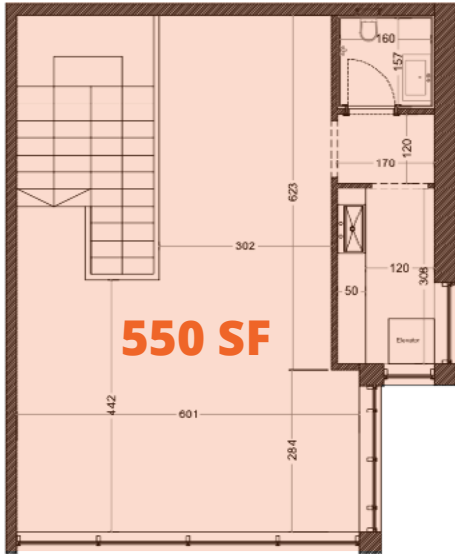
±1,116 SF



FIRST FLOOR



SECOND FLOOR
PROPOSED MEZZANINE
DP Approved (Not Yet Constructed)



NOTE: The stated area of ±1,116 square feet is an estimate only and is subject to verification. Final rentable/useable area has not yet been confirmed and may vary upon completion of measurements.

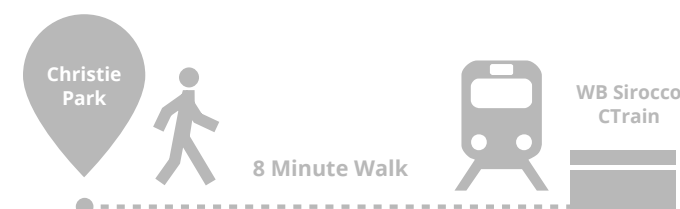
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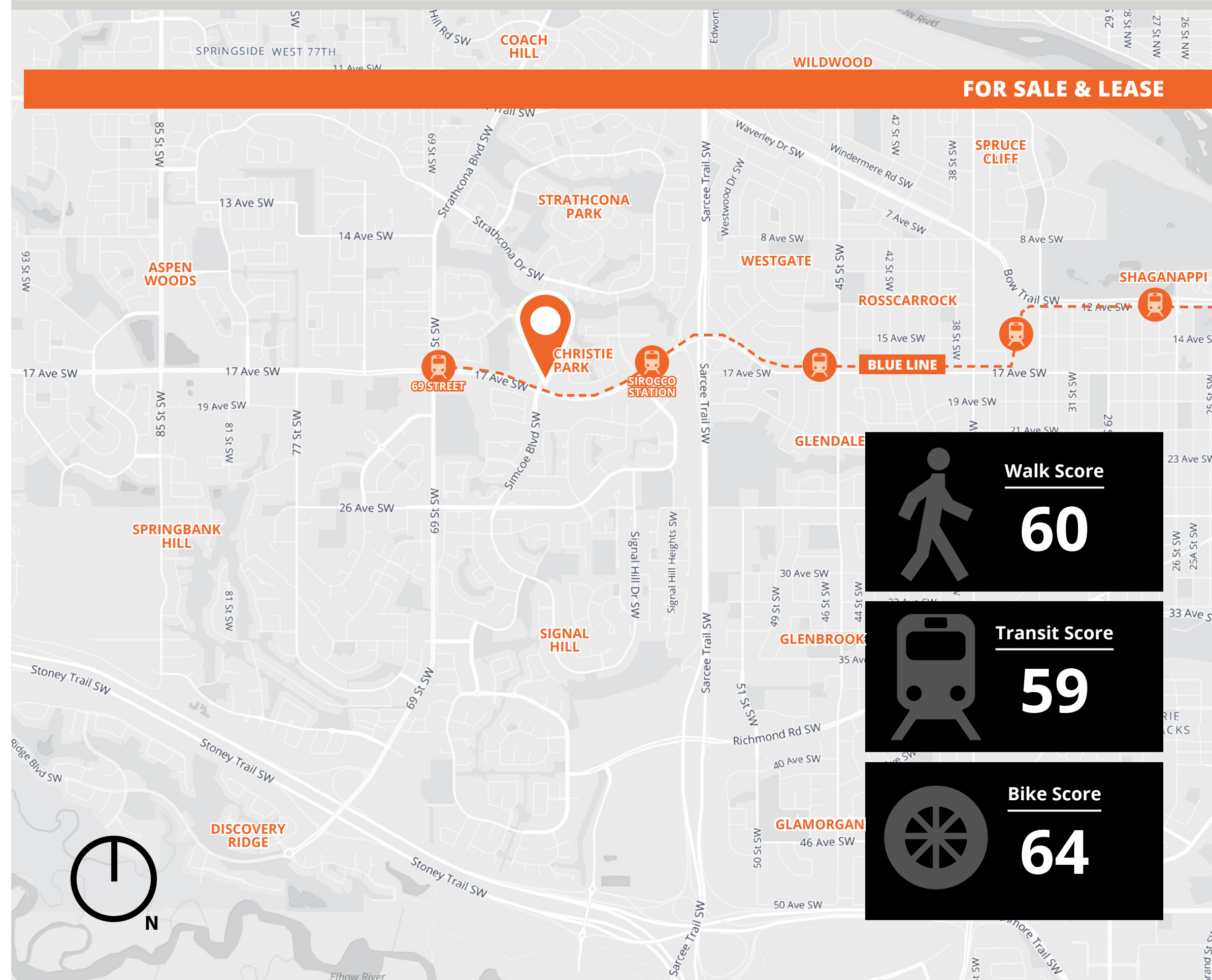
Located in the established southwest Calgary community of Christie Park, the property is surrounded by affluent neighbourhoods including Aspen Woods, Springbank Hill, Signal Hill, Strathcona Park and West Springs. The location provides convenient access to 17 Avenue SW, Sarcee Trail, Bow Trail and Stoney Trail, connecting the property to Calgary's west end and downtown core.

The surrounding area offers a strong mix of residential density, retail amenities, professional services and restaurants, creating an attractive environment for food and beverage, personal service and quality-focused retail users.



CONNECTED TO PUBLIC TRANSIT

Located within walking distance of both the Sirocco and 69 Street CTrain stations on Calgary's Blue Line, the property offers excellent transit connectivity. With multiple nearby bus routes and strong exposure along 17 Avenue SW and 69 Street SW, the site provides convenient access for employees, customers, and visitors.



Your Vision Our Expertise

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