

Bow33

1744 33rd Street SW, Calgary AB

New Mixed- Use Development - Retail Units For Lease

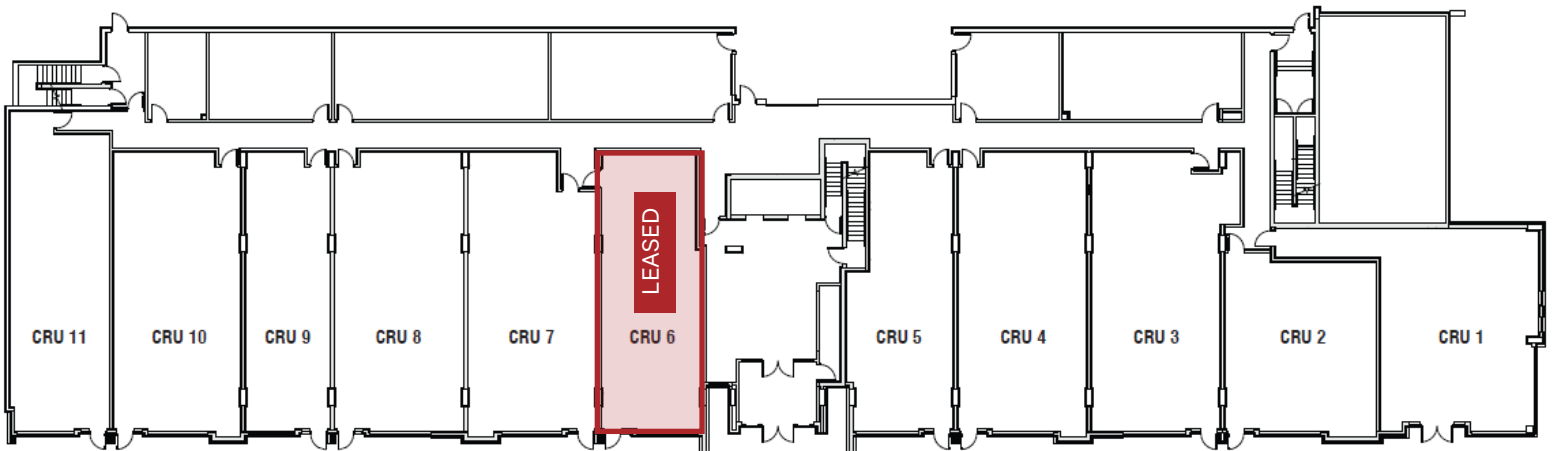


Property Details

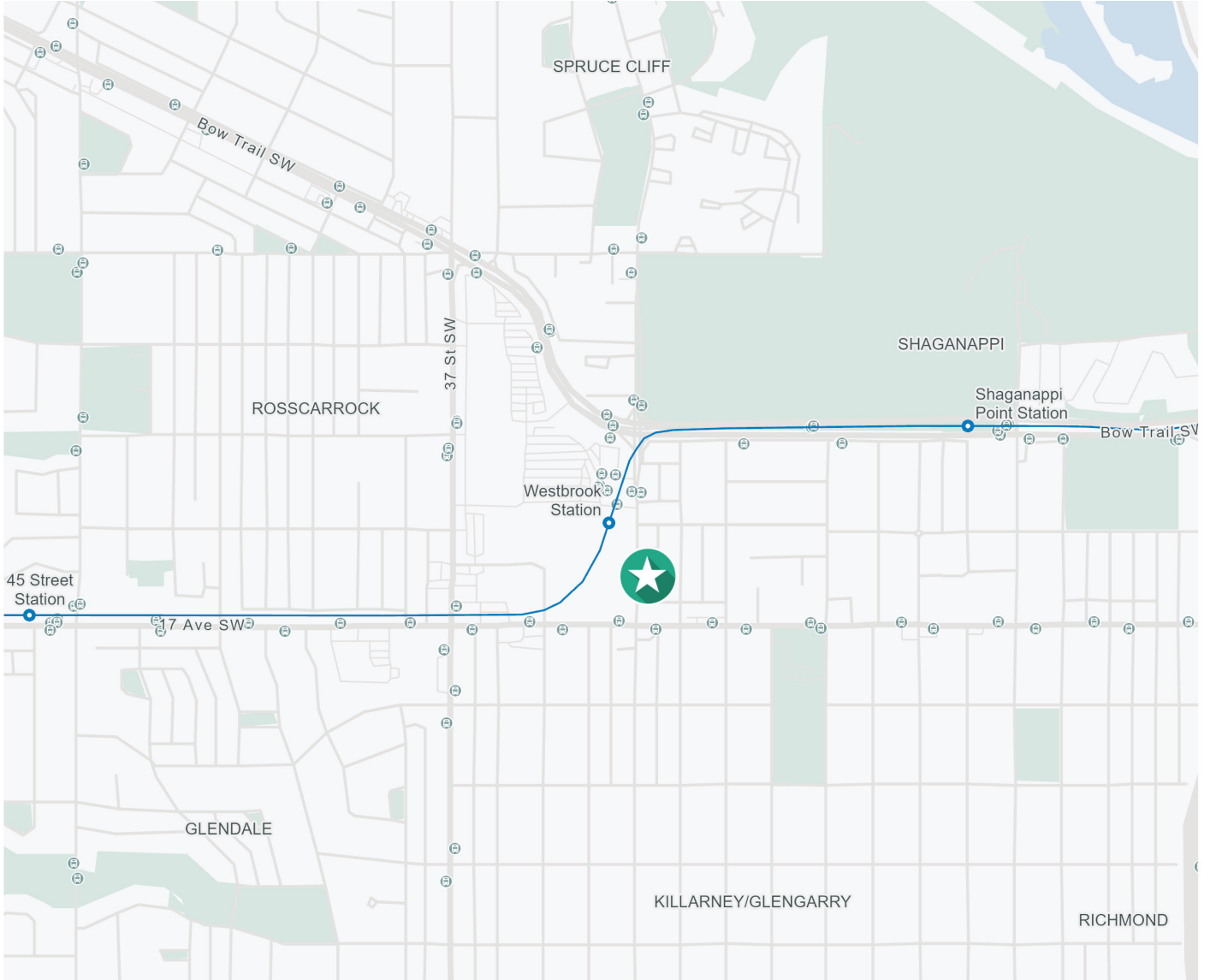
- New mixed-use development just north of 17th Avenue SW on 33rd Street SW.
- Prime retail units with TBD residential units above.
- Located across from Westbrook CTrain Station and close proximity to Calgary's downtown core and the retail hub of 17th Avenue.

Details

Size:	CRU 1- 1,364 sq. ft. CRU 2- 1,033 sq. ft. CRU 3- 1,457 sq. ft. CRU 4- 1,393 sq. ft.	CRU 5- 1,028 sq. ft. CRU 6- 1,082 sq. ft. -- LEASED CRU 7- 1,349 sq. ft. CRU 8- 1,397 sq. ft.	CRU 9- 919 sq. ft. CRU 10- 1,375 sq. ft. CRU 11- 1,214 sq. ft.
Op Costs (2025 est.):	\$18.71 per sq. ft.		
Zoning:	MU-1		
Available:	Possession- Spring 2026		
Signage:	Fascia		



Demographics & Site Map



Area Demographics



Population of 115,285 within 5km with an average age of 36



TBD vehicles per day on 17th Avenue SW



Average household income of \$138,134 within 5km with an average of 2 people per household



FOR LEASE

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