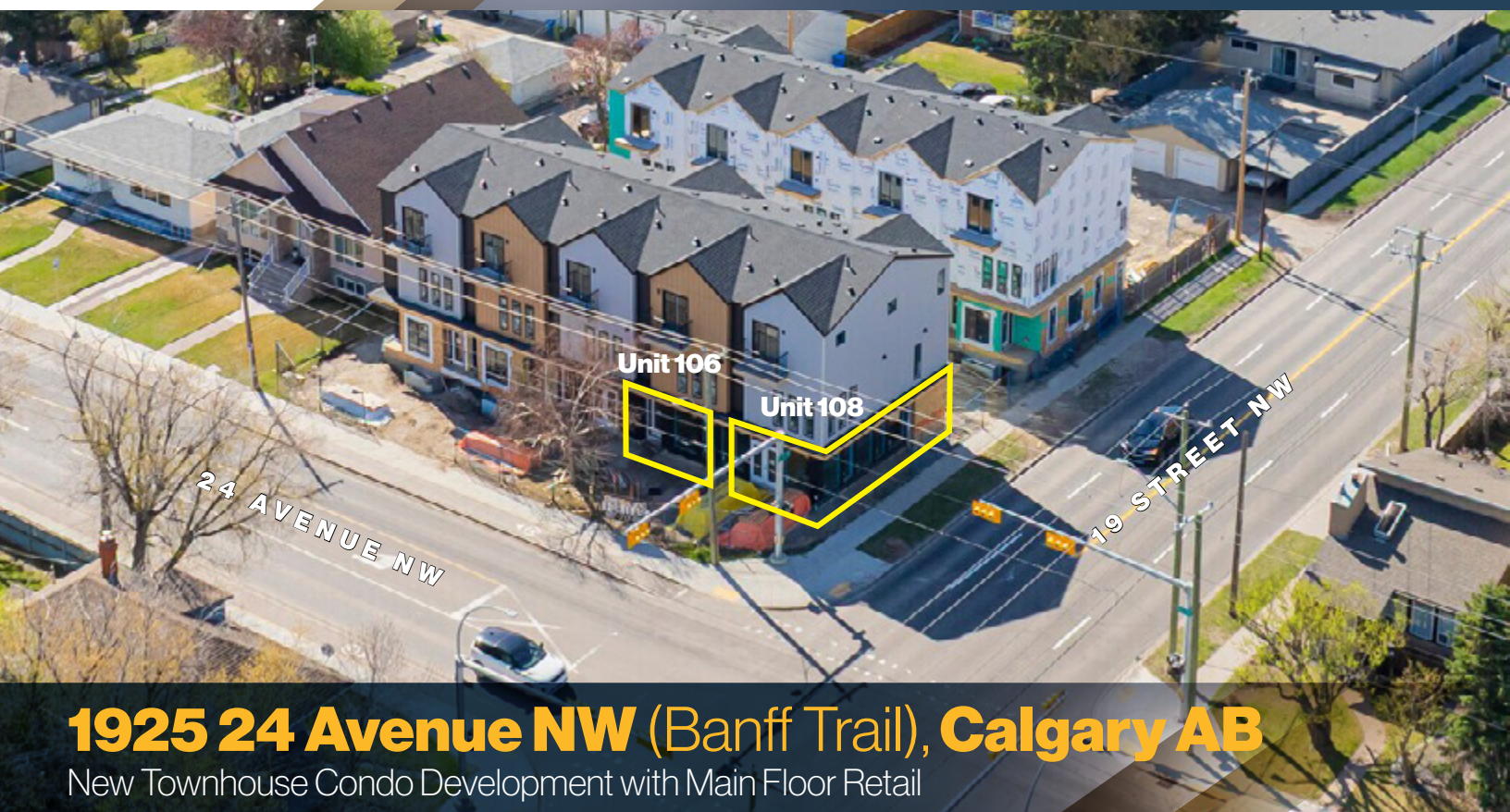


Blackstone
Commercial Real Estate Services Inc.

For Lease

1925 24 Avenue NW (Banff Trail) | Calgary, Alberta

High-Exposure Main floor Retail Opportunity



1925 24 Avenue NW (Banff Trail), Calgary AB

New Townhouse Condo Development with Main Floor Retail

PROPERTY DETAILS

Size Available	Unit 108 - 960 SF Unit 106 - 606 SF
Net Rate	Market
Op Costs	\$14 PSF (Est. 2026)
Built	2025
Zoning	MU-1
Construction	Wood Frame
Parking	1 Assigned Surface Stall per unit Additional Street Parking
Community	Capitol Hill

- **New, high-traffic** development in a growing area
- **Prominent corner** location at 24 Avenue & 19 Street NW with excellent visibility (up to 8,000 VPD)
- Minutes from **North Hill / 16 Avenue NW Retail Hub** (up to 50,000 VPD)
- Close to University of Calgary and only 10 minutes from Foothills Hospital
- **Thoughtfully designed**, efficient commercial layouts
- Ideal for **professional offices, boutique retail, or service-oriented businesses**
- Dedicated **front and rear access** for each unit



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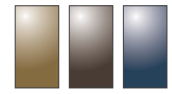
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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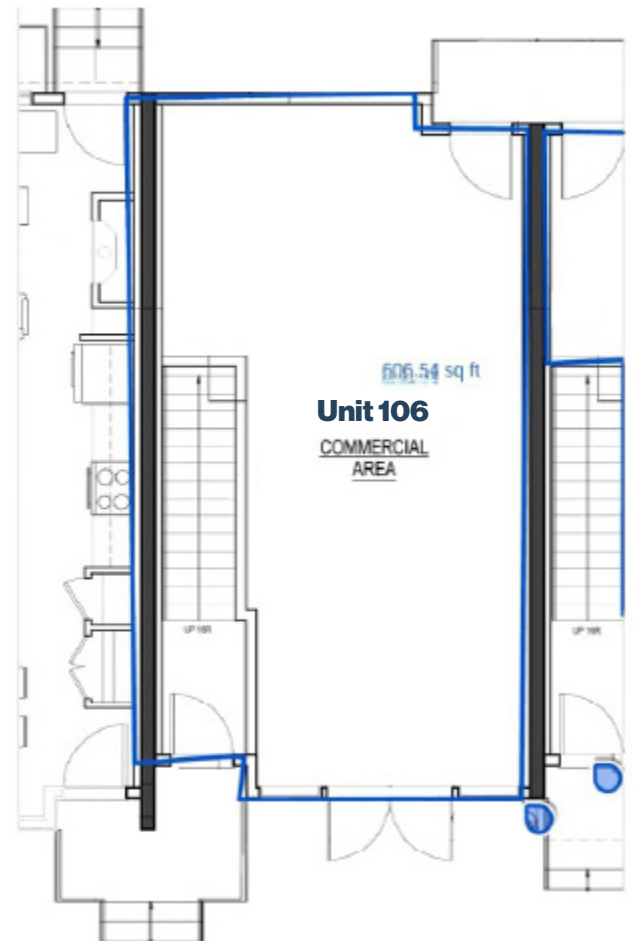
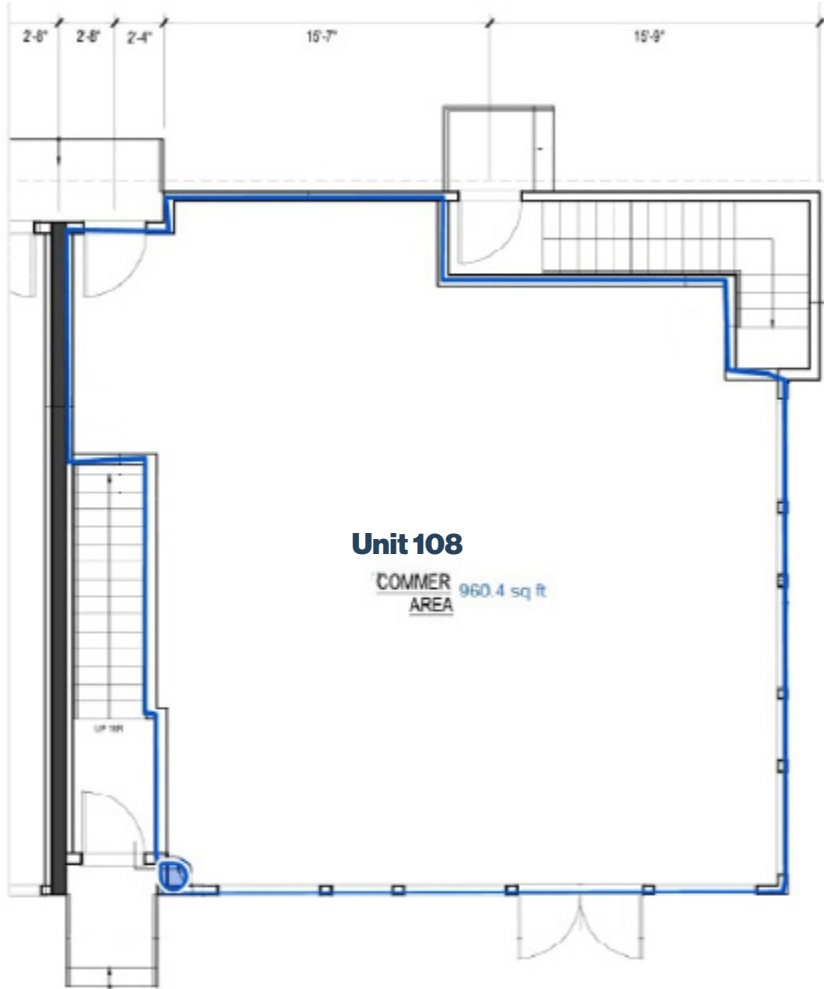
For Lease

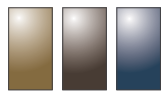
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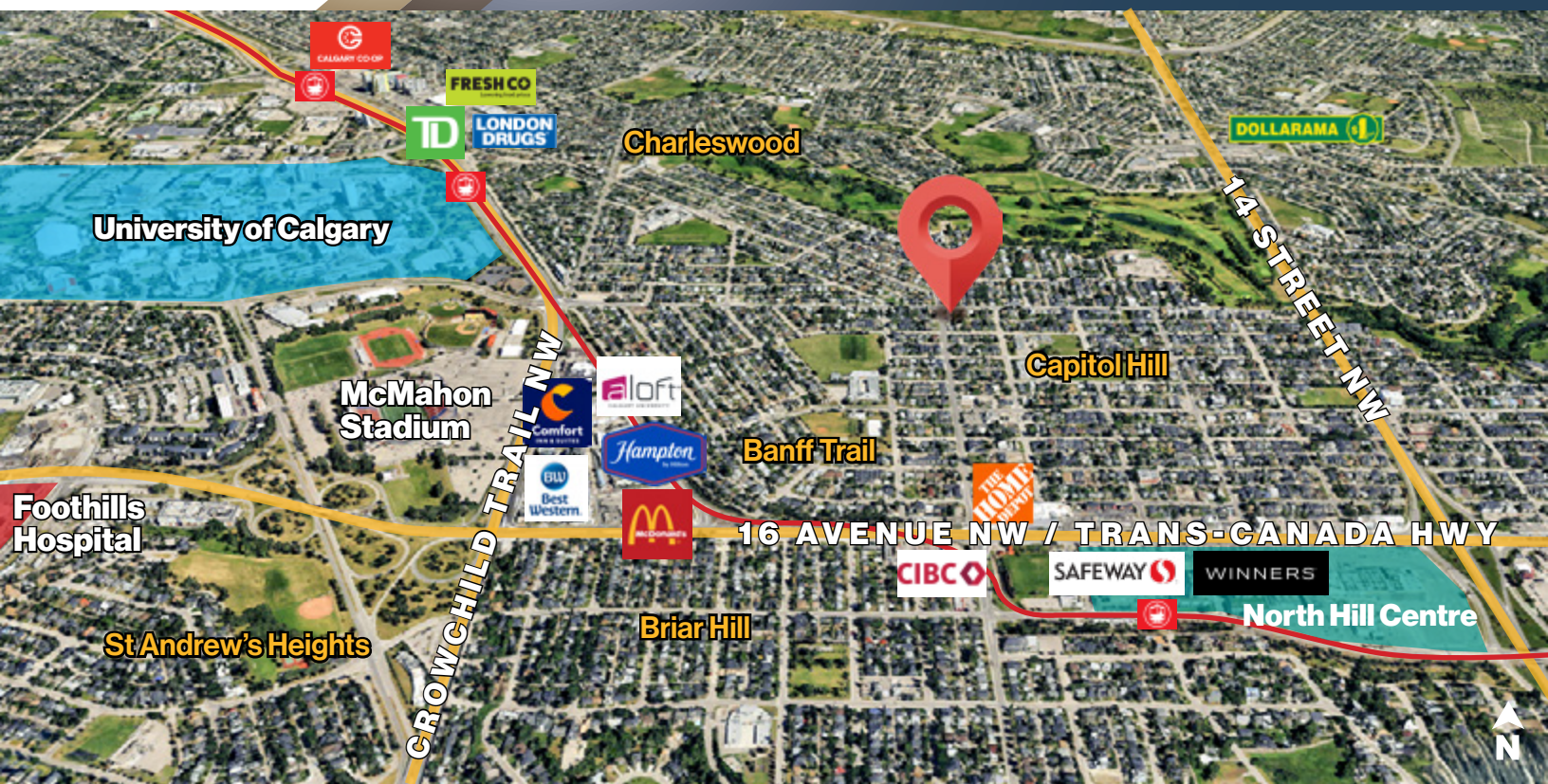


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NEIGHBORHOOD
Capitol Hill



POPULATION
71,260



MEDIAN AGE
38.3



HOUSEHOLD INCOME
\$92,388



TRAFFIC COUNT
13,000 VPD | 20 Ave & 19 St NW



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For more information, please contact one of our associates.

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