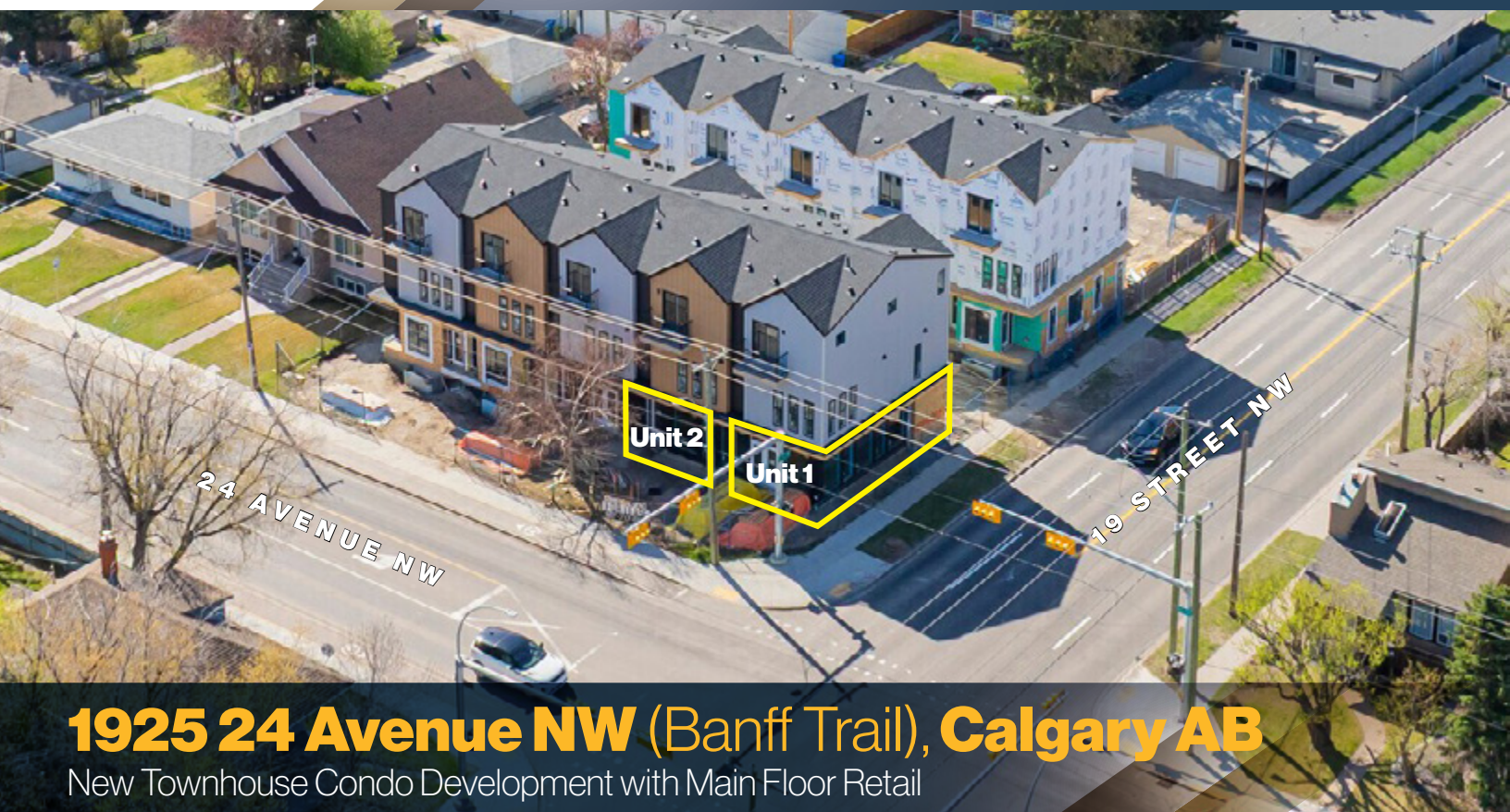


Blackstone
Commercial Real Estate Services Inc.

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 1 - 960 SF Unit 2 - 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



Mahmud Rahman VP /Associate

P 403.930.8561

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com

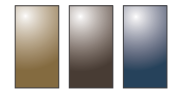
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

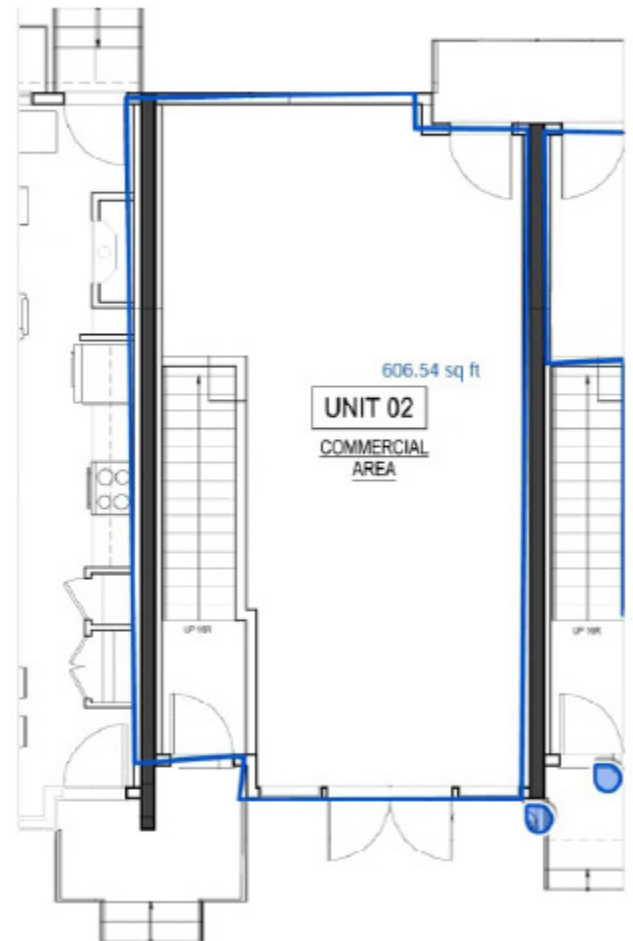
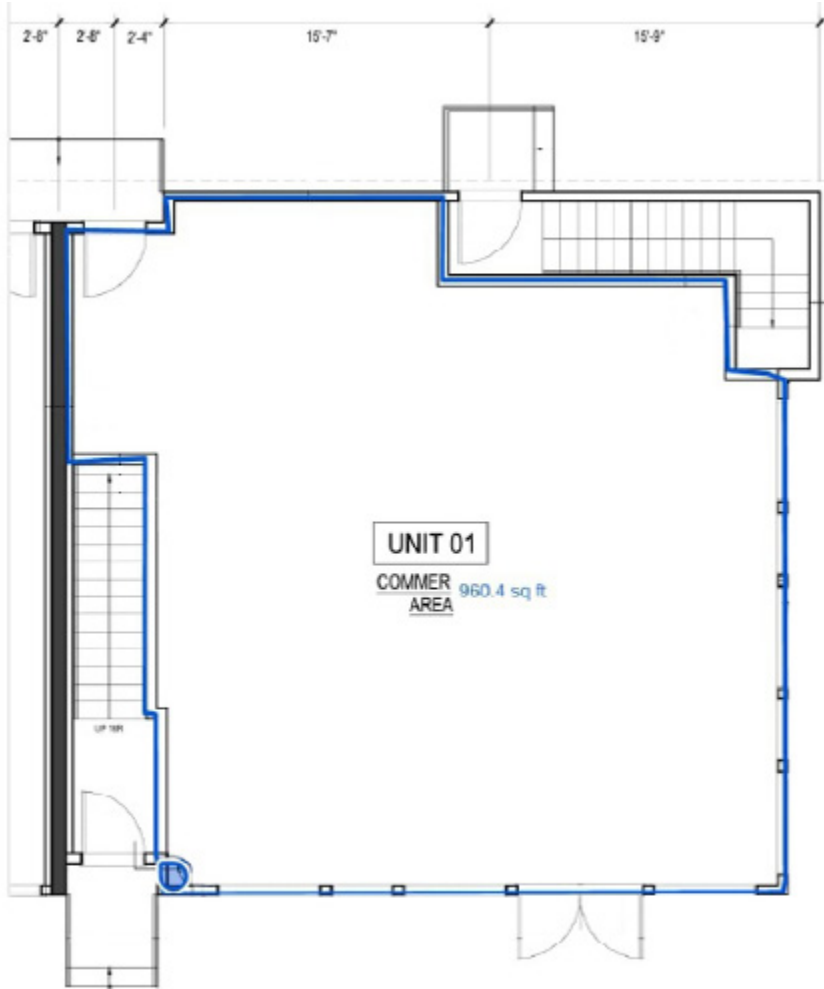
For Lease

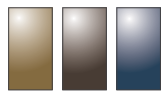
1925 24 Avenue NW (Banff Trail) | Calgary, Alberta

High-Exposure Main floor Retail Opportunity



Blackstone
Commercial Real Estate Services Inc.



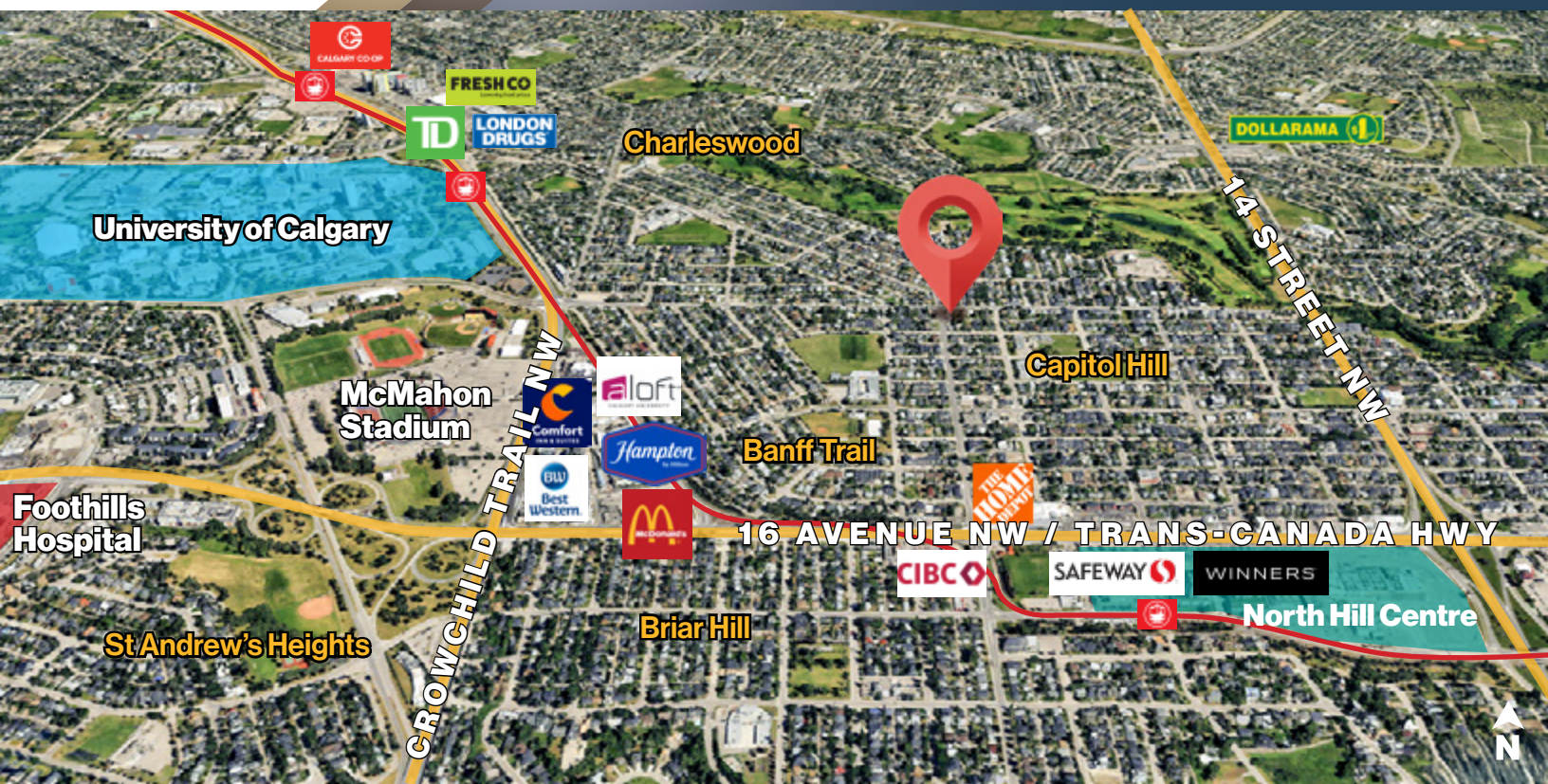


Blackstone
Commercial Real Estate Services Inc.

For Lease

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

High-Exposure Main floor Retail Opportunity



NEIGHBORHOOD
Capitol Hill



POPULATION
71,260



MEDIAN AGE
38.3



HOUSEHOLD INCOME
\$92,388



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



BlackstoneCommercial.com

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

Mahmud Rahman VP /Associate

P 403.930.8561

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com

9705 Horton Road SW
Unit A210
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com