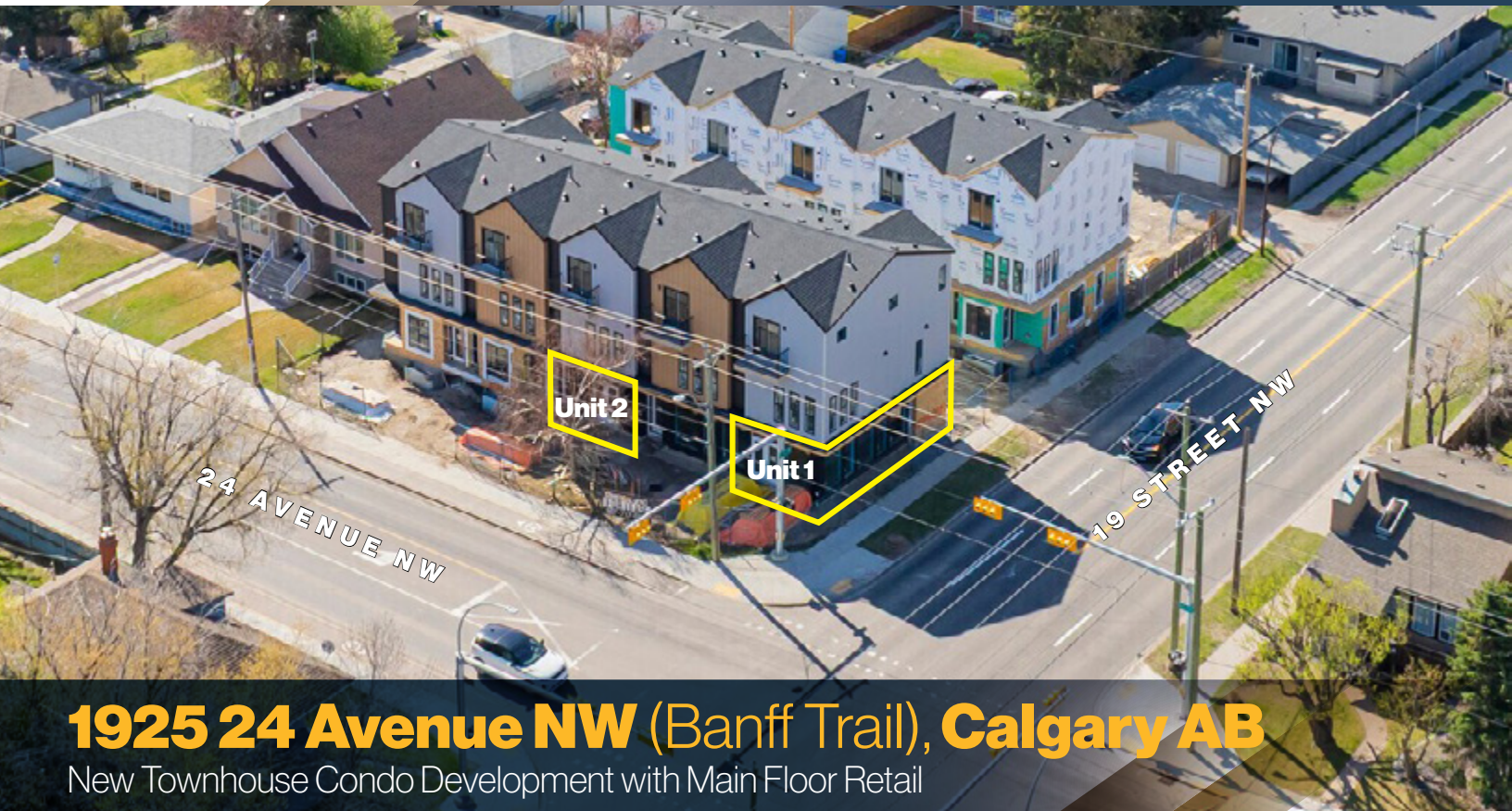


**Blackstone**

# 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	<b>Unit 1</b> - 960 SF <b>Unit 2</b> - 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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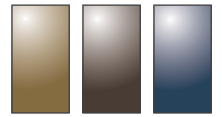
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

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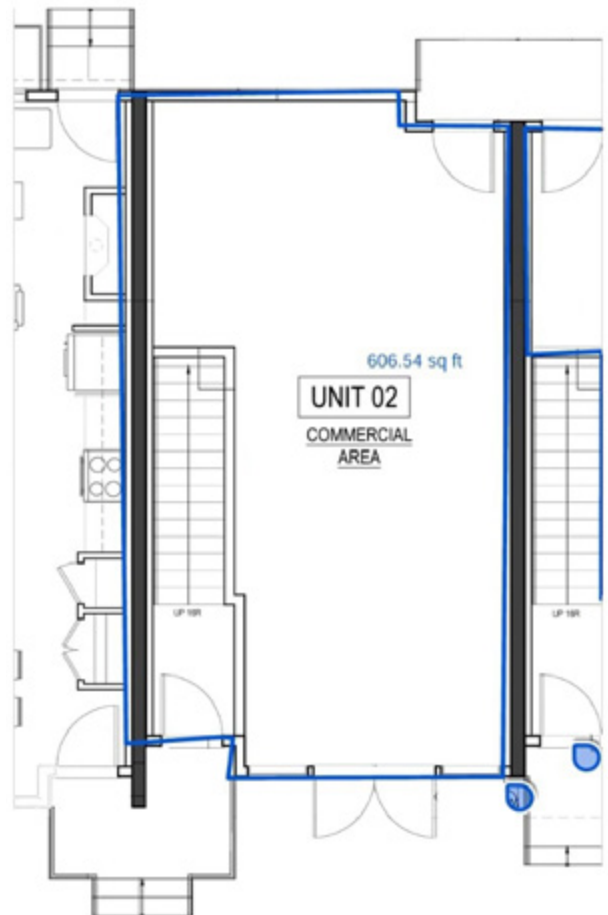
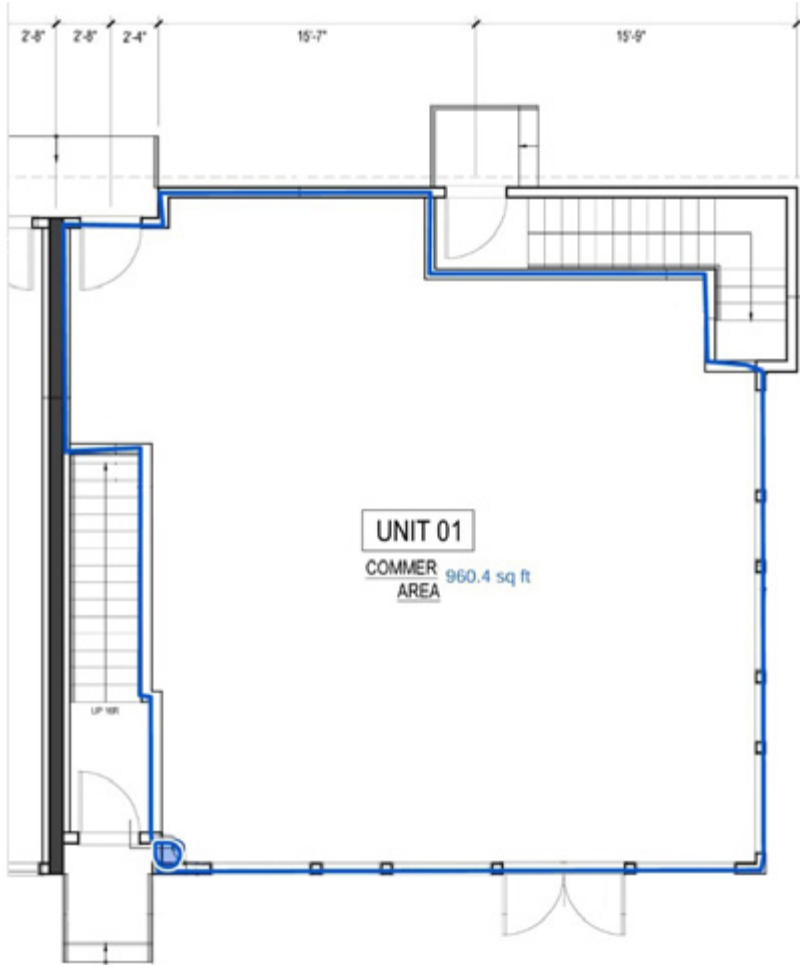
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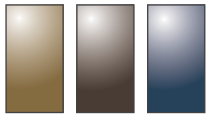
High-Exposure Main floor Retail Opportunity



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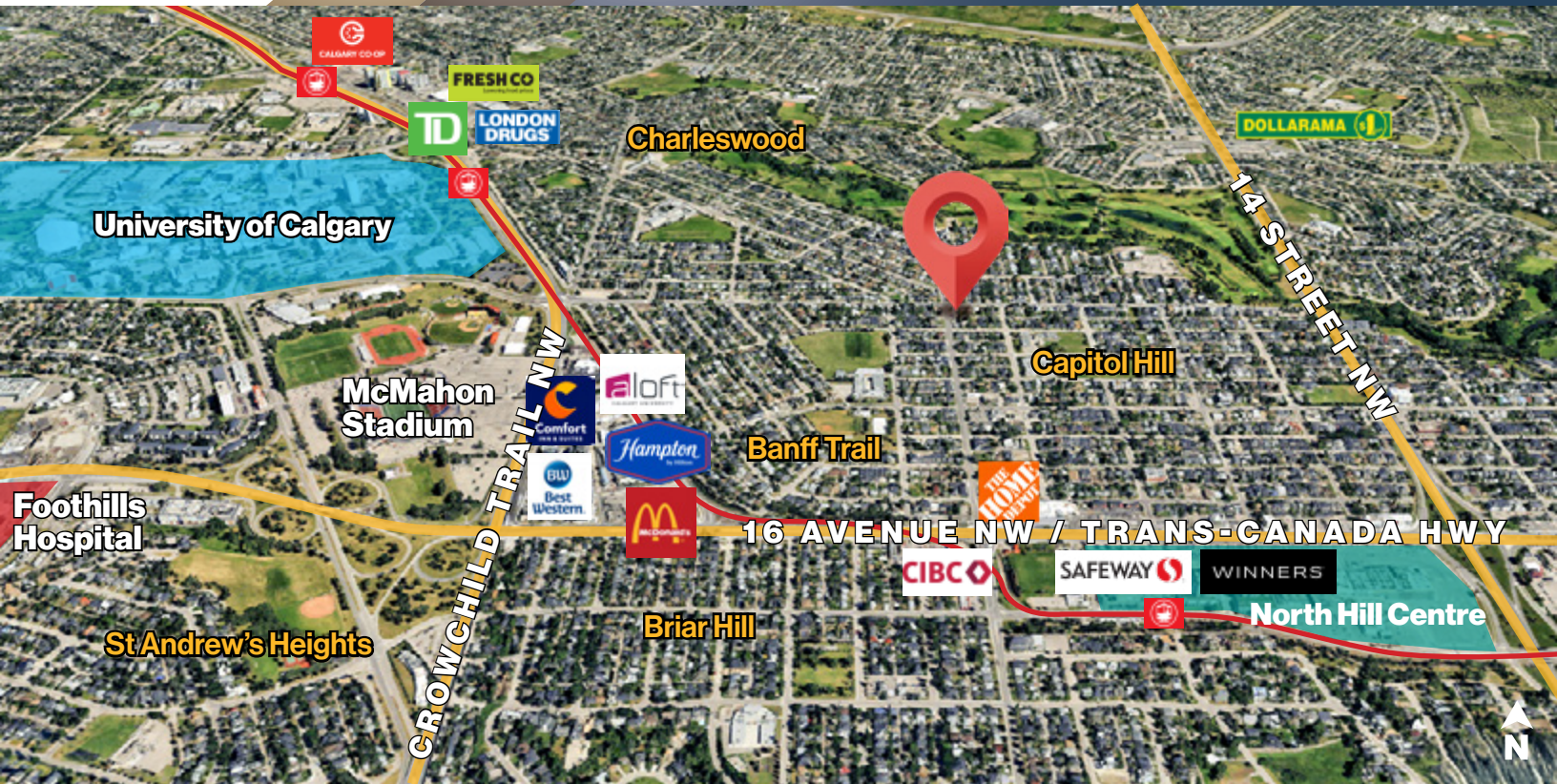


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# For Lease

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



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For more information, please contact one of our associates.

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