



BRIDGELAND SHOPPERS

906 - 1 AVENUE NE CALGARY, AB



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ABOUT THE LOCATION

Located on the high-traffic corridor of 1st Avenue NE is Bridgeland Shoppers, a modern retail and office space where work, leisure, and convenience come together. Bridgeland Shoppers is also in close proximity to Mount Royal Village District, a busy shopping destination in the heart of Calgary's 17th Avenue retail and entertainment district.

With strong transit access and excellent visibility, Bridgeland Shoppers offers great connectivity to the city of Calgary and its surrounding neighborhoods.

6 - Minute Drive

Tom Cambell's Hill Natural Park

7 - Minute Drive

Core Downtown Calgary

18 - Minute Drive

Calgary International Airport

1 - Minute Drive

1 Ave NE WB Bus Stop

21 - Minute Drive

Bridgeland Memorial Light Rail Stop



DEMOGRAPHICS

Within 5km

Bike Score
99

Walk Score
87

Transit Score
62

Traffic Count
27,000

Population
229,015

Household Income
\$149,695

Households
110,750

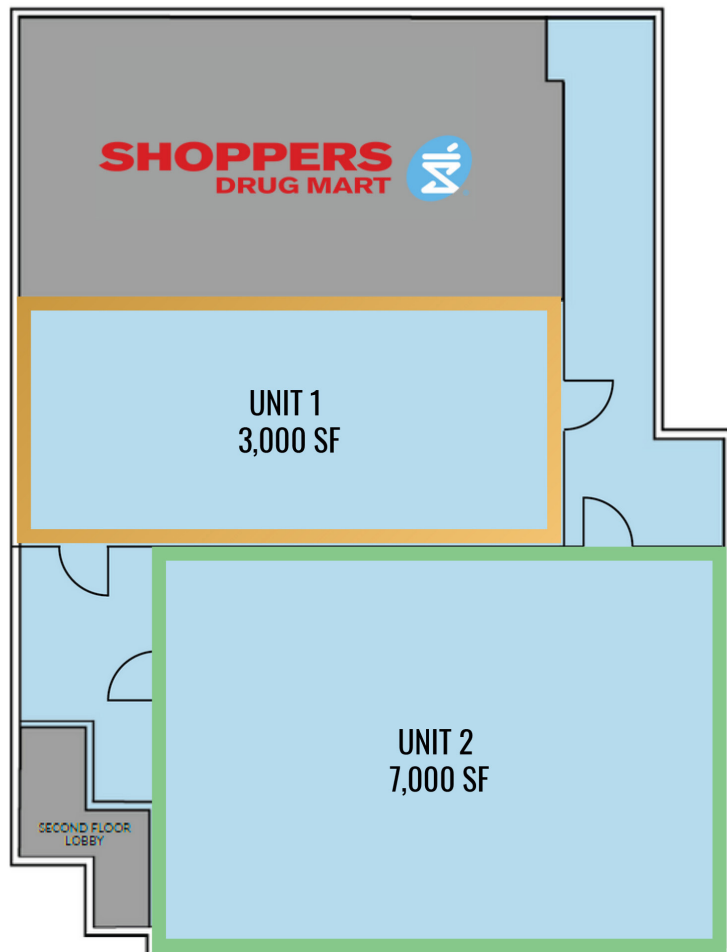
AVAILABILITY

Second Floor | 10,222 sf

Newly constructed, modern, and easily accessible office space
Conveniently located above a major national retail tenant ±10,222
SF of versatile office space, demisable to suit tenant needs.

Operating Costs

CAM (\$9.02);
Tax (\$5.50);
Total: (\$14.52);

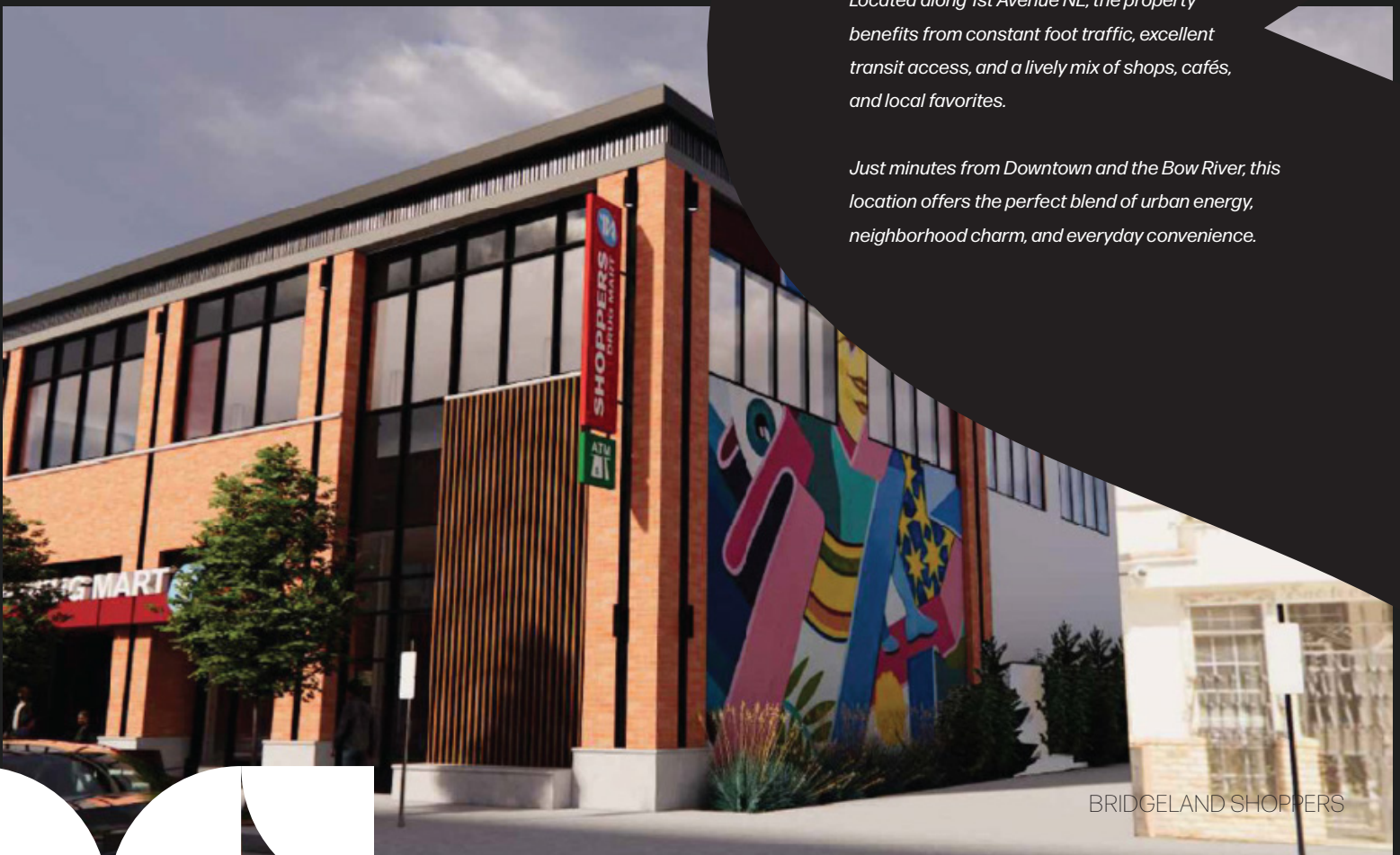




Bridgeland Shoppers sits in the heart of Bridgeland, one of Calgary's most vibrant and trend-forward neighborhoods.

Located along 1st Avenue NE, the property benefits from constant foot traffic, excellent transit access, and a lively mix of shops, cafés, and local favorites.

Just minutes from Downtown and the Bow River, this location offers the perfect blend of urban energy, neighborhood charm, and everyday convenience.



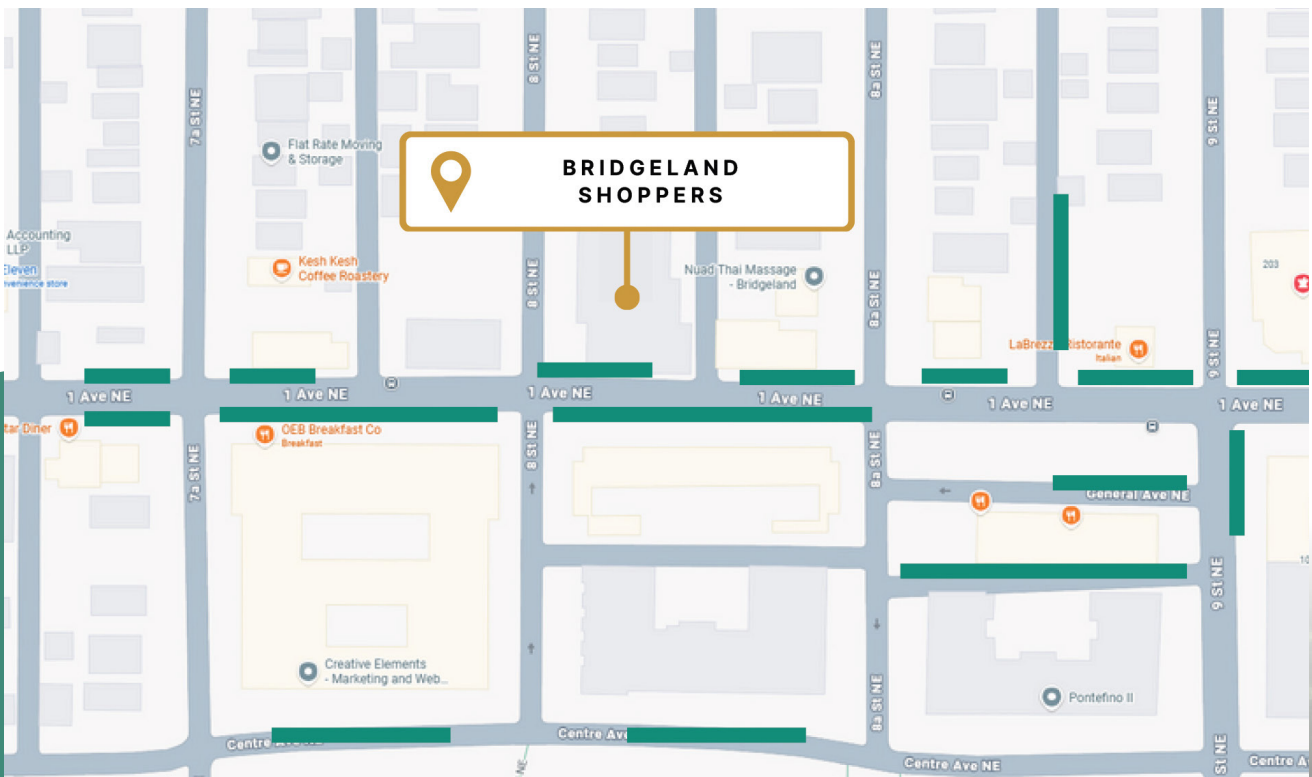


CALGARY STREET PARKING

Mon - Sat | 9:00 AM - 6:00 PM
Free 2 Hours

Sunday / Holidays
Free Parking

Free Parking to 9 AM



Convenient paid street parking available nearby.



Excellent walkability & transit access.

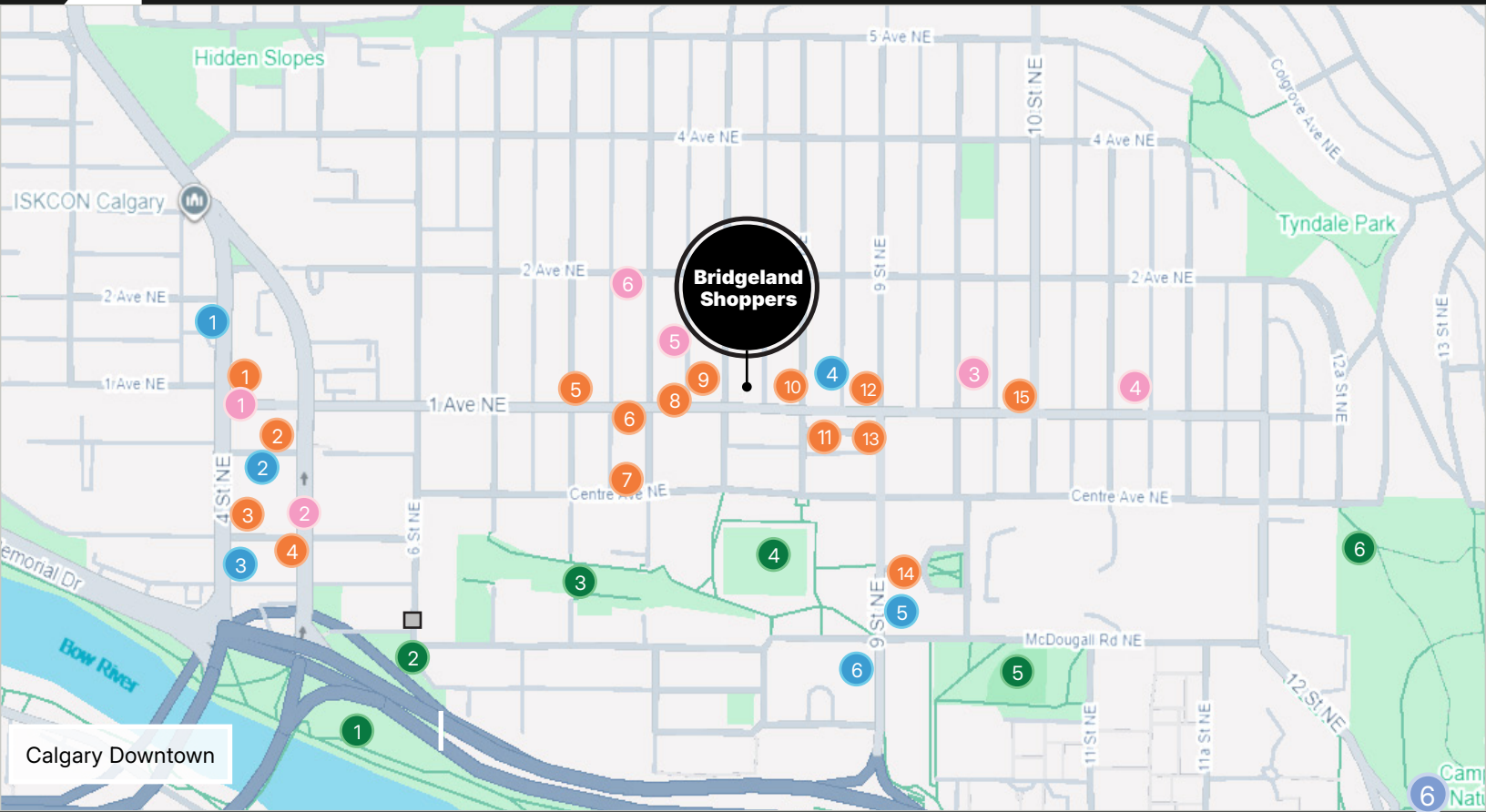


Close to amenities, restaurants, and services.



AREA AMENITIES

Bridgeland Shoppers



Restaurants

- 1 Rosie's Burgers
- 2 Villa Firenze
- 3 JINBAR
- 4 Garbanzo's
- 5 Komorebi Brunch
- 6 Blue Star Diner
- 7 UNA pizza + wine Calgary
- 8 OEB Breakfast Co.
- 9 First Avenue Corner Store
- 10 Golden Bell Bridgeland
- 11 IKUSA Izakaya
- 12 LaBrezza Ristorante
- 13 Roma's Pizzeria
- 14 Mari Bakeshop
- 15 Lil' Empire Burger

Fitness

- 1 REVIVELAB Health
- 2 COR.Fit
- 3 YYC CrossFit
- 4 Bridgeland Sport and Spine
- 5 F45 Training
- 6 Anytime Fitness

Parks

- 1 Bow River Pathway
- 2 Flyover Park
- 3 Bridgeland Riverside Off-Leash Area
- 4 Murdoch Park
- 5 Riverside Park
- 6 Tom Campbell's Hill Natural Park

Grocery Stores

- 1 Lukes Drug Mart
- 2 Blush Lane Organic Market
- 3 Nutters Everyday Naturals
- 4 Bridgeland Market
- 5 7-Eleven
- 6 Peppino's Gourmet Foods

Drive Time

18 min	Drive to Calgary International Airport
5 min	Drive from Calgary Downtown
15 min	Drive from 17th Avenue SW
4 min	Drive to Deerfoot Trail

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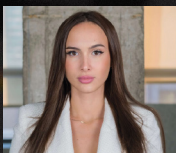
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