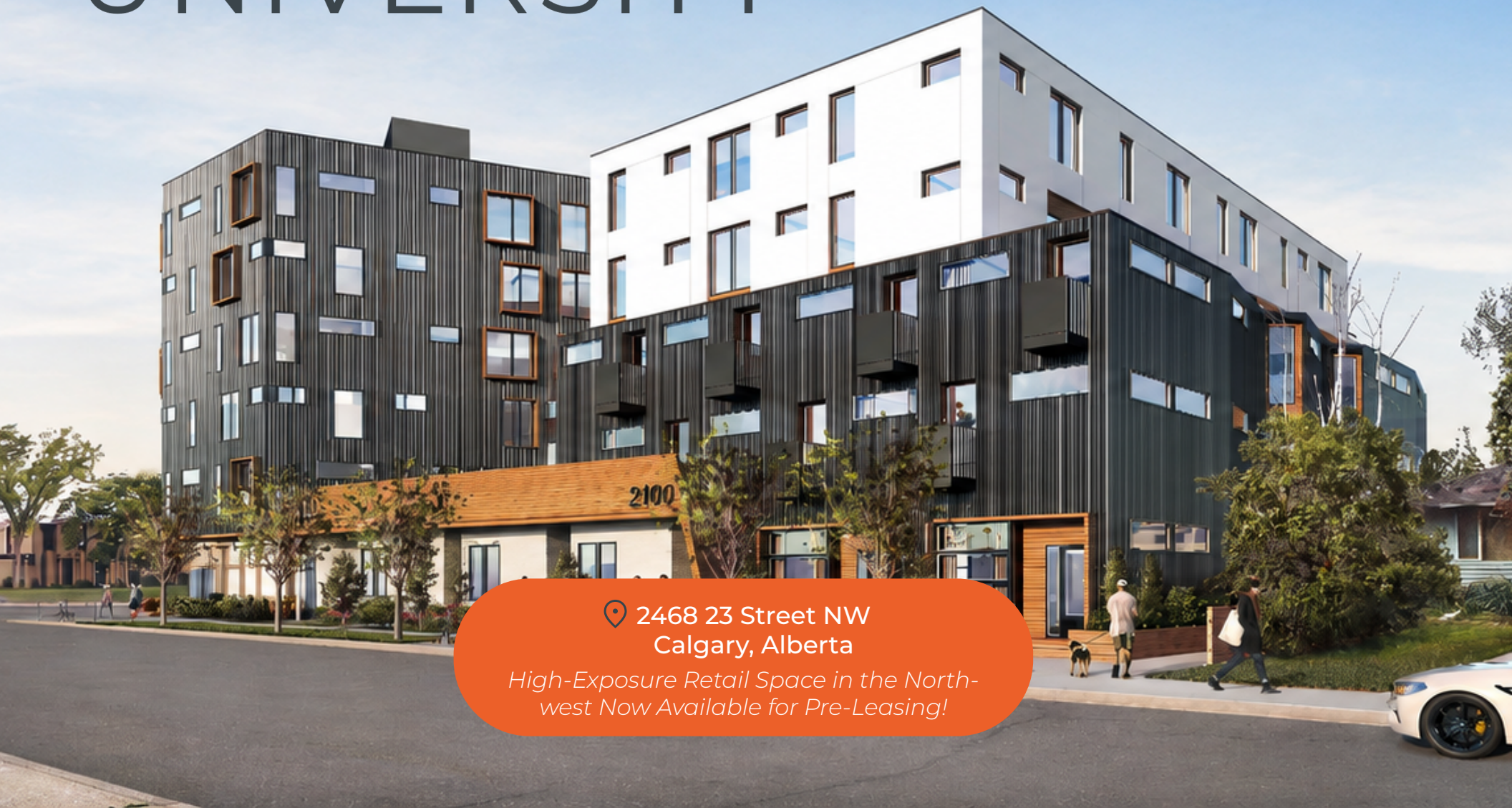


23 UNIVERSITY

open
PROPERTY
GROUP



📍 2468 23 Street NW
Calgary, Alberta

*High-Exposure Retail Space in the North-
west Now Available for Pre-Leasing!*

THE DETAILS

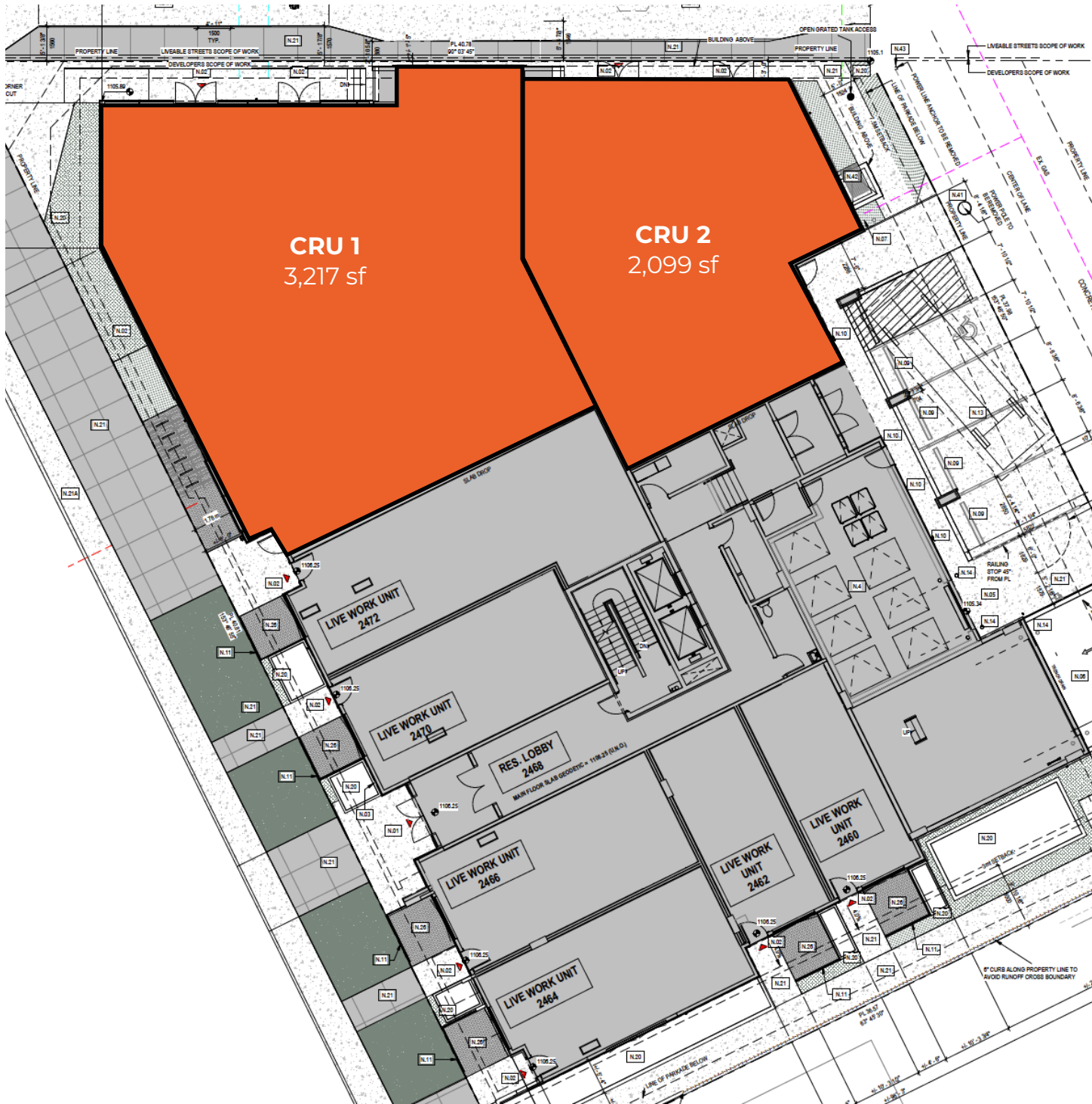
Area	CRU 1: 3,217 sf CRU 2: 2,099 sf
Rate	Market
Additional Rent	To be confirmed
Term	10 Years
Availability	August 1, 2027

SNAPSHOT

- New mixed-use development prominently positioned at 23 Street NW & 24 Avenue NW in the established community of Banff Trail.
- Located within a rapidly intensifying inner-city corridor, with continued multi-residential and mixed-use redevelopment occurring throughout Banff Trail.
- Minutes from the University of Calgary, SAIT, McMahon Stadium and Foothills Medical Centre, supporting a diverse daytime, student and residential customer base.
- Strong positioning near Crowchild Trail NW and 16 Avenue NW, providing convenient connectivity throughout Calgary.



SITE PLAN



- Leased
- Available
- Under Offer

ELEVATIONS

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WHERE THE ACTION IS

Growing Residential Density

Banff Trail is experiencing significant residential intensification, with more than 300 new residential units planned or under development within the immediate area of 2468 23 Street NW. This includes the 99 residential units located directly at 2468 23 Street NW, together with several new multi-residential developments along 23 Street and 24 Avenue NW.

These projects are expected to introduce 600+ new residents to the immediate neighbourhood, before accounting for additional proposed developments and smaller-scale infill occurring throughout Banff Trail. This continued residential growth, combined with the area's established population and proximity to the University of Calgary, is creating an increasingly dense, walkable customer base for businesses at 2468 23 Street NW.

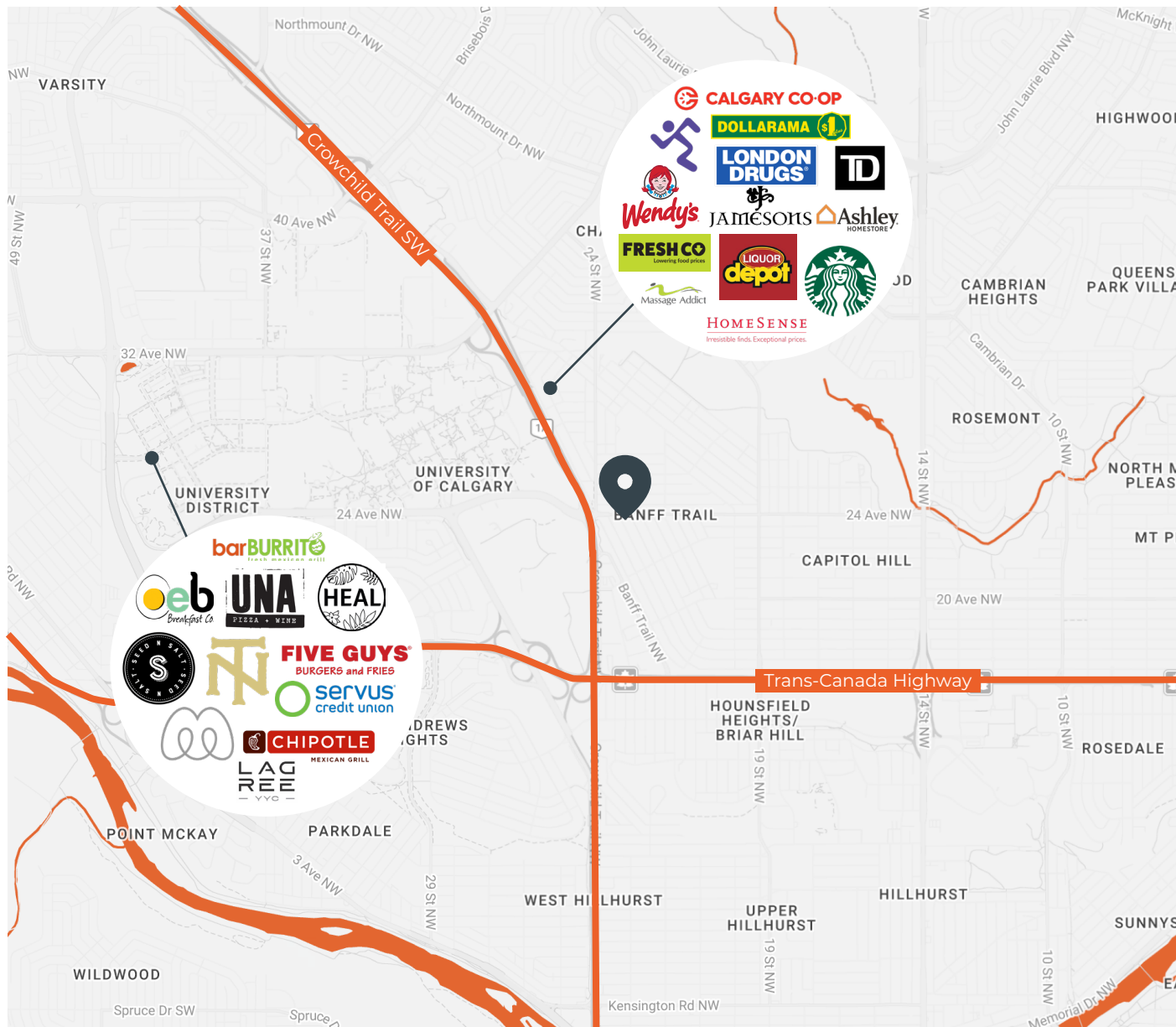


A Major Spots + Event Destination

Located just minutes from 2468 23 Street NW, McMahon Stadium is one of Calgary's most established sports and event destinations, drawing visitors to the area throughout the year for Calgary Stampeders games, Calgary Wild FC matches, University of Calgary athletics and major special events. The stadium's 2026 calendar includes events ranging from CFL football and professional soccer to World Supercross and the 113th Grey Cup in November 2026.

Together with the adjacent Foothills Athletic Park and University of Calgary, the area benefits from a significant concentration of sports, recreation and event activity, creating additional evening and weekend traffic and providing businesses at 2468 23 Street NW with exposure to a customer base extending well beyond the immediate neighbourhood.

PERKS



LOCAL MARKET

368,087
Daytime Population



38
Avg. Age



\$101,491
Median Household \$



OPEN TO WHAT'S NEXT.

HANI ABDELKADER
President
403.807.9067
hakader@openpg.ca

MORENA IANNIELLO
Vice President
403.797.0878
mianniello@openpg.ca

JACOB ROBINSON
Senior Associate
403.805.9093
jrobinson@openpg.ca

EMMA MACISAAC
Associate, Lead Account Manager
403.463.3581
emacisaac@openpg.ca

openpropertygroup.ca

#601, 1000 Centre St. N
Calgary, Alberta
T2E 7W6
CANADA

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