

FOR LEASE

High-Exposure Commercial
Units Available in a New
Townhome Infill Development



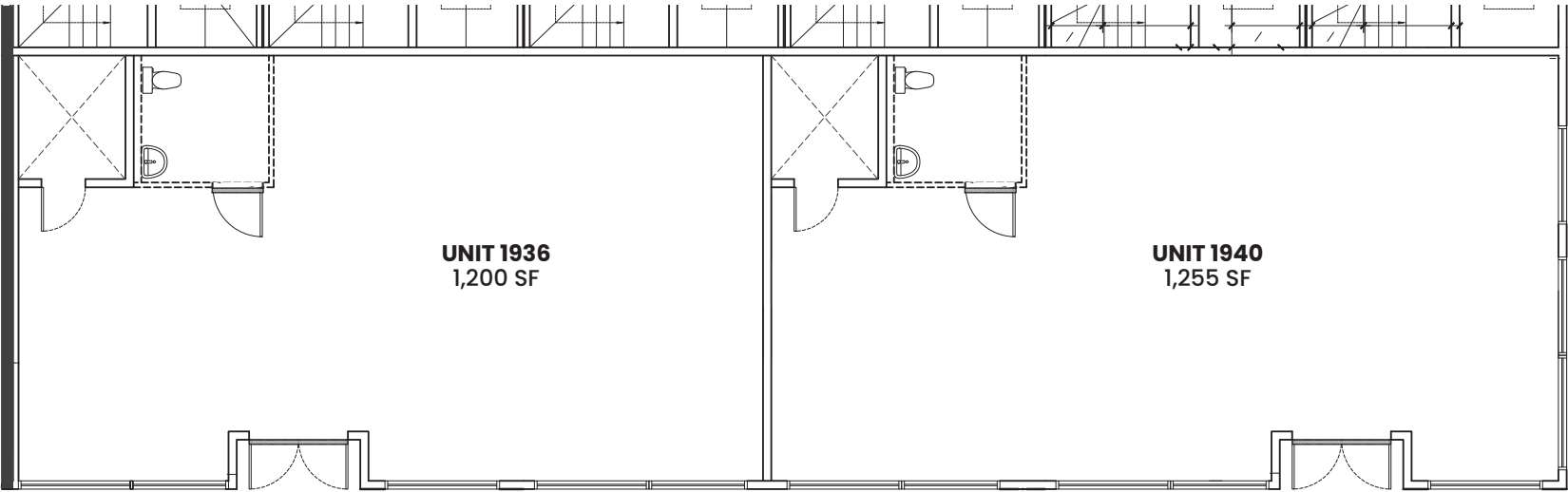
WESTCREST KILLARNEY | 1936 & 1940 37 Street SW, Calgary AB

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MAIN FLOOR



PROPERTY HIGHLIGHTS



PROPERTY FEATURES

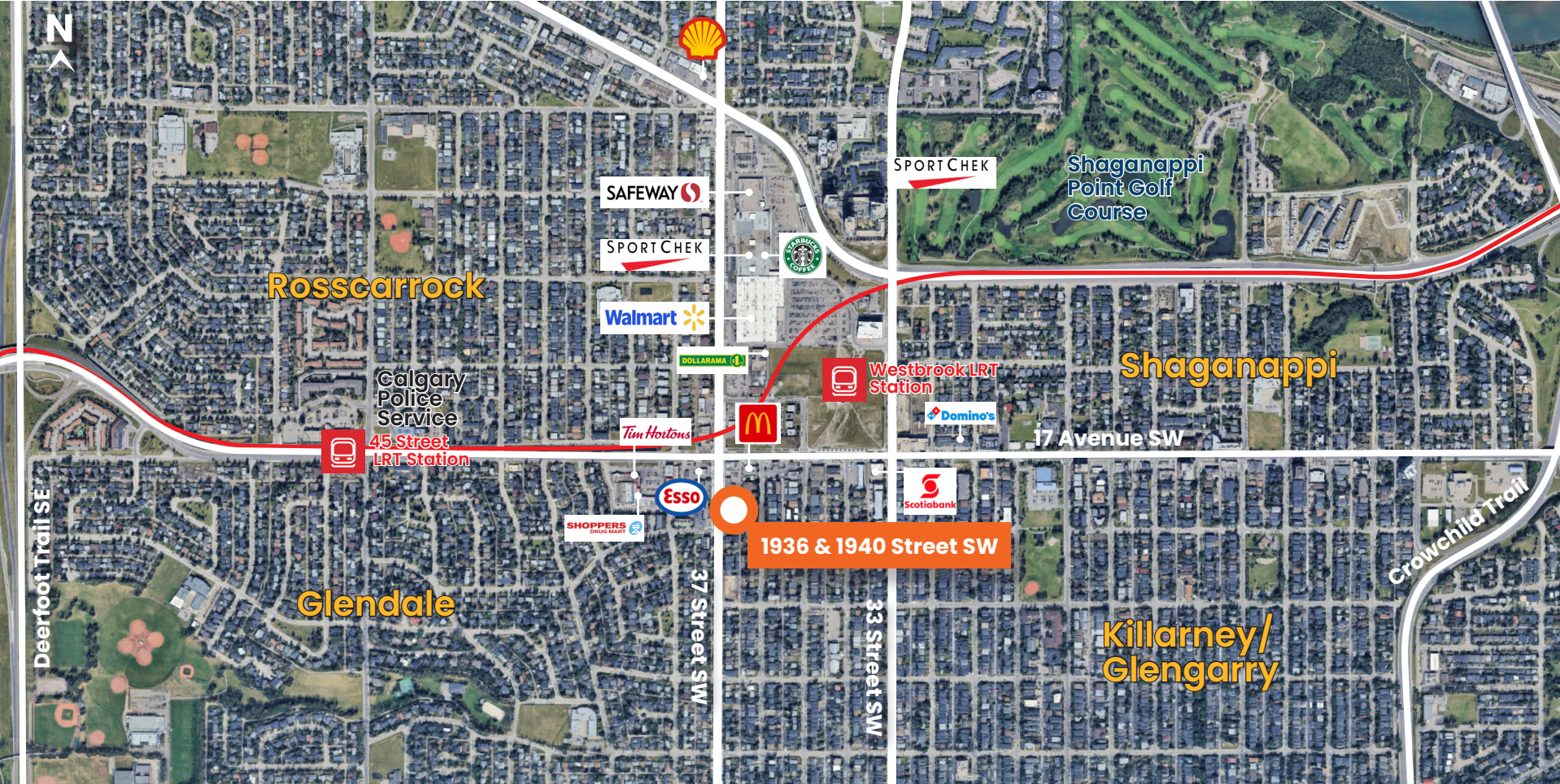
- Brand-new commercial units available
- Prime inner-city SW Calgary location
- High-profile 37 Street SW exposure
- One block from 17th Avenue SW
- Part of the vibrant Westbrook Retail Hub
- Steps to Westbrook LRT Station
- Strong traffic counts and visibility
- Dense and growing residential population
- Walkable mixed-use neighbourhood
- Extensive recent streetscape improvements
- Surrounded by established retailers and services
- Excellent access to Downtown and major routes
- Ideal for retail, medical, professional, and service users
- New-construction leasing opportunity in a rapidly transforming district

PROPERTY OVERVIEW

Size Available:	Unit 1936: 1,200 SF Unit 1940: 1,255 SF
Address:	1936 & 1940 37 Street SW, Calgary, AB
District:	Killarney
Op Costs:	\$14.00 PSF (Est. 2026)
Zoning:	MU-1f3.0h16
Year Built:	2026
Building Square Footage:	21,964 SF
Clear Height:	12'
Parking:	11 Parking Stalls Total, 1 assigned per unit
Availability:	Fall 2026



LOCATION



 **Neighbourhood**
Killarney

 **Population 3km**
81,079

 **Drive Times**
Downtown: **10 minutes**
Stoney Trail: **9 minutes**

 **Prime Location**

 **Bus / Train Routes**

 **Walk score or Walkable**

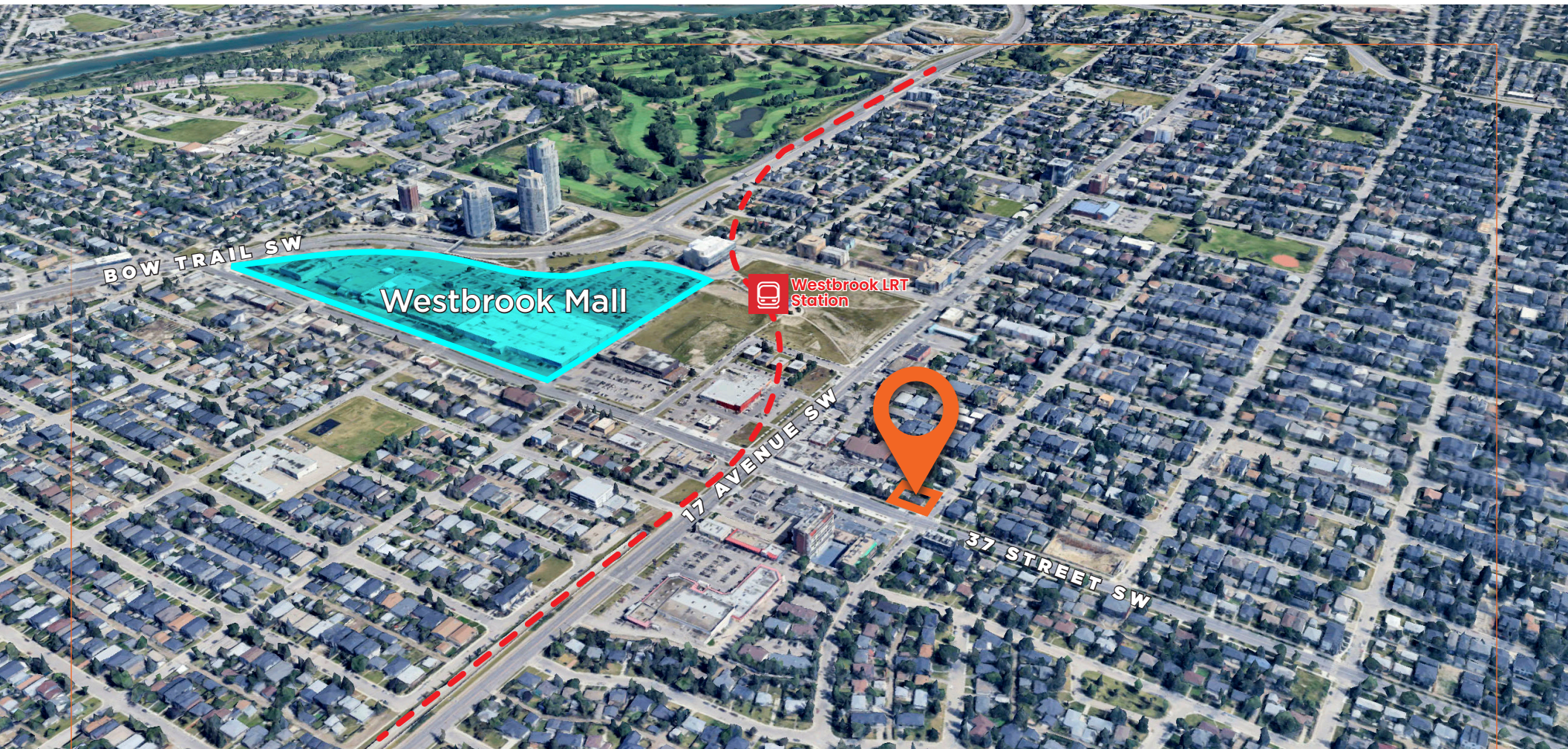
 **Household Income**
\$93,921

 **Median Age**
40

Traffic Count
45,000 VPD | 17 Ave & 52 Street SE

 **Grocery & Shopping**

 **Retail Shops or Shopping**



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