



For Lease Office or Medical Space

LEASE DETAILS

TOTAL AREA	3,400 SF - 5,029 SF
NET RENT	Market
2026 ADDITIONAL RENT	\$18.00 PSF(est)
PARKING	3 Stalls - \$275/month Underground Reserved
AVAILABLE	Immediately

OPPORTUNITY OVERVIEW

- » Attractive office/medical space located in Kensington, a vibrant inner-city neighbourhood
- » Convenient walking access to Sunnyside LRT Station
- » Surrounded by a wide range of restaurants, cafés, and personal services
- » Abundant street and public parking in the surrounding area

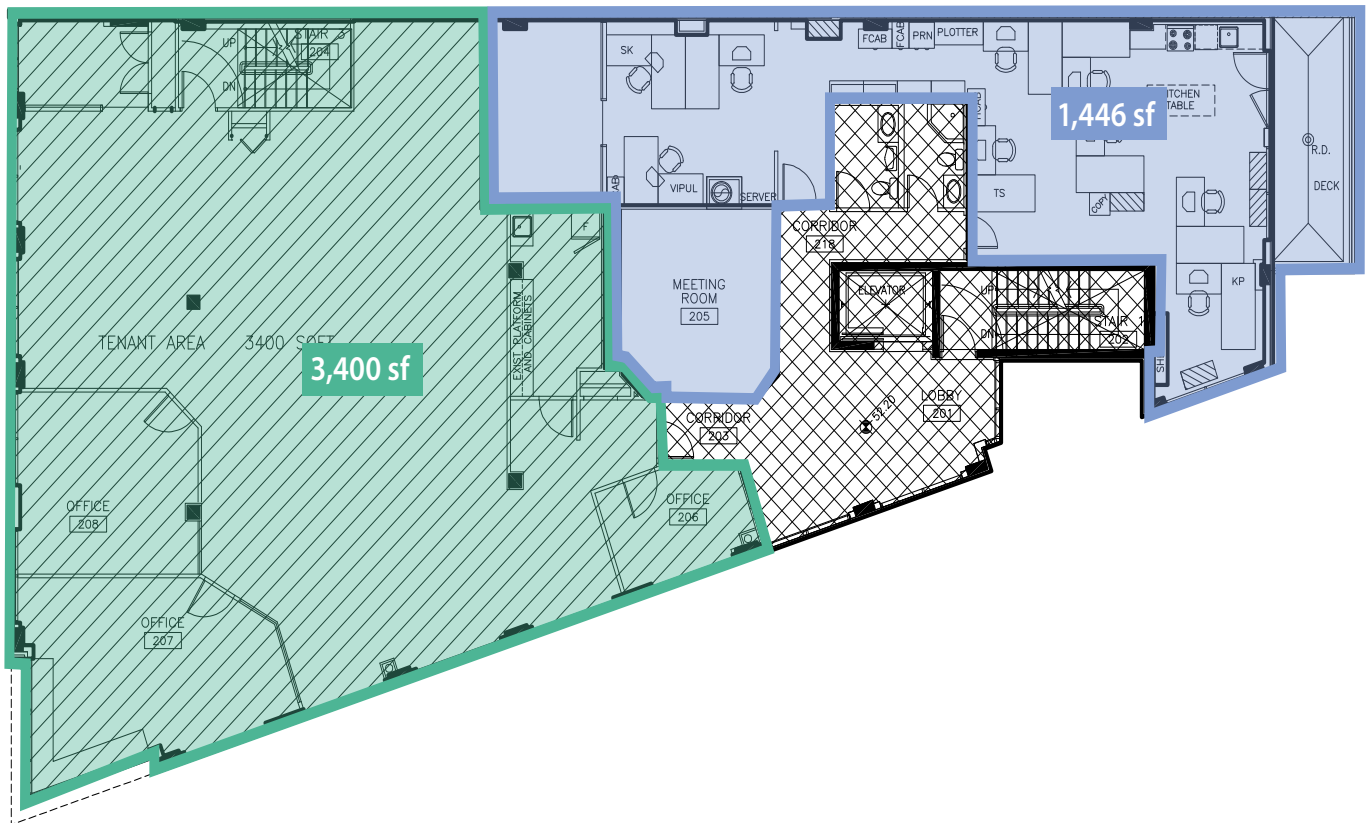
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FLOOR PLAN



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STRATEGIC LOCATION

Situated in the heart of one of Calgary's most vibrant inner-city neighborhoods, 1170 Kensington Crescent NW offers unmatched urban convenience. This prime location provides immediate access to trendy restaurants, boutique shops, artisan cafes, and local amenities that define Kensington's unique character. With easy access to downtown Calgary and major transit routes, this property combines walkability with professional appeal. Ideal for businesses seeking a distinguished address in one of the city's most desirable communities.

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