



KINGSLAND VILLAGE, 7337 Macleod Trail SW



## TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:  
**Lisa Ha**  
Leasing Associate

APPROVED BY:  
**Sean Flathers**  
Leasing & Marketing Director

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RETAIL  
AVAILABILITY  
REPORT

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**248, 7337 Macleod Trail SW**

**CONDITIONALLY LEASED**

[> BROCHURE](#)

**1,542 sq. ft.**

Shell space available for customized tenant build-out, anchored by National Bank, Marshall's and David's Bridal.

- Exposure to over 71,000 vehicles per day
- Over 300 parking stalls in the shopping centre
- 4 ton rooftop unit for HVAC ready for tenant distribution
- Op. Costs & Property Taxes \$20.71 per sq. ft. (est. for 2025)



## 8, 9950 Macleod Trail SE

[> BROCHURE](#)

### 1,000 sq. ft.

Exceptional retail location with direct vehicle access from Macleod Trail or Bonaventure Drive. Anchored by Shaganappi Mediterranean Market, Party City, Kal Tire, KidStrong, Laser City, Active Sports Therapy, and Club Champion.

- Shell space ready for tenant fixturing immediately
- Signage opportunity on west elevation facing Macleod Trail
- Op. Costs & Property Taxes \$18.73 per sq. ft. (est. for 2025 - includes utilities)



## 204, 9950 Macleod Trail SE

[> BROCHURE](#)

### 1,240 sq. ft.

New retail opportunity with easy access from both Macleod Trail and Bonaventure Drive. Desirable corner unit with front showroom/retail area and a dedicated storage area at the back.

- Signage opportunity on west elevation facing Macleod Trail
- Op. Costs & Property Taxes \$19.61 per sq. ft. (est. for 2025 - includes utilities)
- *Newly Available*

## INTERNATIONAL AVENUE



**Units: 160, 165, 170, 175**  
**5115 17 Avenue SE**

[» BROCHURE](#)

**1,421 - 2,744 sq. ft.**

Retail suites, ready for tenant specific build-out, anchored by Sobeys, Planet Fitness and Dollarama.

- Over 500 parking stalls in the shopping centre
- Newly constructed pylon and store front signage
- Op. Costs & Property Taxes: \$12.12 per sq. ft. (est for 2025)

## SHAWNESSY STATION



**195, 108 Shawville Place SE**

[» BROCHURE](#)

**1,256 sq. ft.**

A vibrant mixed-use development situated along Macleod Trail on Shawville Blvd., with high pedestrian traffic due to its proximity to the Shawnessy LRT Station and neighboring regional shopping center. The development features 169 residential suites above approximately 25,000 square feet of retail space.

- Shell space ready for tenant fixturing immediately
- Op. Costs & Property Taxes \$15.87 per sq. ft. (est. for 2025)