

NOVEMBER 2026

RETAIL AVAILABILITY REPORT

TELSEC PROPERTY CORPORATION

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DOWNTOWN COMMERICAL CORE



Barclay & Fourth
407 3 Street SW

NEW LISTING

> BROCHURE

25,222 sq. ft.

Suite 1A | ±5,200 SF (incl 671 SF mezzanine) / Suite 1B | ±4,000 SF
Suite 2A | ±11,500 SF
Suite 3A | ±5,500 SF

Highly visible storefront opportunities with direct street access at 3rd Street and 4th Avenue SW. Across from the new head office of CNRL and The Westin Calgary, the spaces are well positioned for luxury and lifestyle services, retail, hospitality and other client-facing businesses seeking a prominent downtown presence.

NOSTALGIA TOWNLET



21909 72 Street SE

NEW DEVELOPMENT

> BROCHURE
> VIDEO

900 - 15,000 sq. ft. - Site 1

Nostalgia Townlet is a Jayman master-planned, European-inspired community in development in southeast Calgary. Anchored by a village-style Main Street, the project will offer approximately 60,000 sq. ft. of retail and professional services within a highly walkable, amenity-rich setting.
Site 1 will feature a specialty grocer market, pub/restaurant, and retail units ranging from approximately 900 to 15,000 sq. ft., with opportunities suited for neighbourhood-serving and boutique concepts including grocery, bakery, butcher, café and quick service dining, personal services, medical and dental, pharmacy, pet supplies, fitness and wellness, and a range of specialty retail such as fashion, jewelry, and wine and spirits.

MACLEOD TRAIL



8, 9950 Macleod Trail SE

> BROCHURE

1,000 sq. ft.

Exceptional retail location with direct vehicle access from Macleod Trail and 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 $19.07 per sq. ft. (*est. for 2026 - includes utilities*)



204, 9950 Macleod Trail SE

CONDITIONALLY LEASED

> BROCHURE

1,240 sq. ft.

Desirable corner retail unit offering excellent access from both Macleod Trail and Bonaventure Drive. The space features a bright front showroom/retail area with dedicated storage at the rear.

- Signage opportunity on west elevation facing Macleod Trail
- Op. Costs & Property Taxes $19.33 per sq. ft. (*est. for 2026*)

KINGSLAND VILLAGE



440, 7337 Macleod Trail SW

NEW LISTING

> BROCHURE

2,200 sq. ft. AVAILABLE

High-profile retail opportunity with direct frontage and excellent visibility along Macleod Trail South. Anchored by Marshalls, the established centre offers strong co-tenancy, convenient access, and proximity to Chinook Centre and Glenmore Trail.

- Exposure to over 71,000 vehicles per day
- Op. Costs & Property Taxes $17.50 per sq. ft. *(est. for 2026)*
- Over 300 parking stalls in the shopping centre
- *Available January 2027*

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 2026)*

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 $16.44 per sq. ft. (*est. for 2026*)

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