



RETAIL SPACE FOR LEASE

TRANSALTA PLACE

1100 1 Street SE, Calgary, Alberta

Suite 120 - 2,968 SF

[VIEW VIRTUAL TOUR](#)

HEATHER WIETZEL

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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

TransAlta Place is a mixed-use building within the Keynote Urban Village complex. This 14-storey tower showcases a retail podium at its base.

- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Keynote Urban Village complex is anchored by Sunterra Market, an office tower and two residential towers
- Target uses include: specialty medical, health & beauty and amenity services

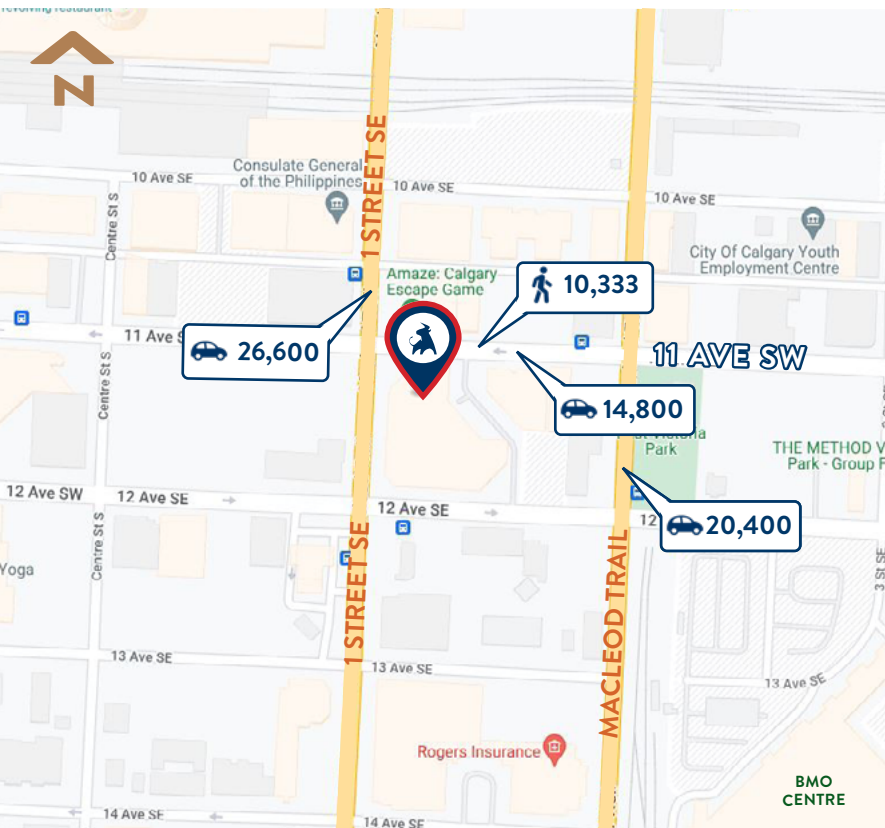


ABOUT

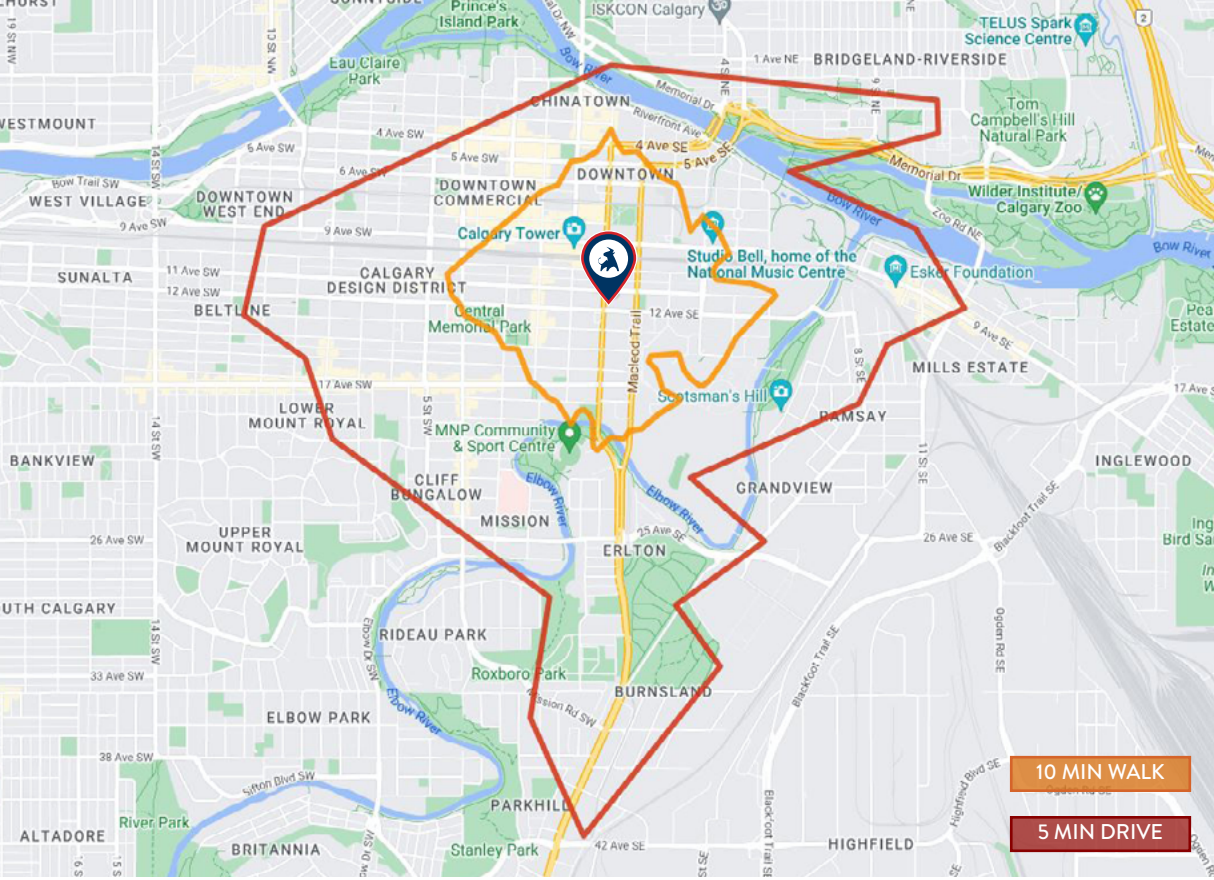
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Situated between downtown commercial core and Victoria Park, offering exposure to a lively daytime and nightlife scene
- Convenient proximity to the downtown core, LRT, Calgary Stampede, Arts Commons and MNP Community & Sport Centre
- Strong traffic counts in the area with over 40,000 vehicles and 10,000 pedestrians passing the site daily
- Steps away from several highly acclaimed eateries including: Cardinale, Ten Foot Henry, Teatro, First Street Market and Yellow Door Bistro



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COMMUNITY

DEMOGRAPHIC DATA



POPULATION

10 Min Walk:	9,033
5 Min Drive:	42,375
Calgary (2025):	1,688,000



DAYTIME POPULATION

10 Min Walk:	38,254
5 Min Drive:	147,131



AVERAGE AGE

10 Min Walk:	38.8
5 Min Drive:	39.4
Calgary (2025):	38.9



HOUSEHOLD INCOME

10 Min Walk:	\$ 84,724
5 Min Drive:	\$ 94,909
Calgary (2025):	\$131,600



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 282,827 SF

Retail Size: 41,658 SF

LANDLORD

Colliers Macaulay Nicolls Inc.

ZONING

DC (Direct Control)

PARKING

1 stall per 766 SF

Street side parking and 356
underground stalls available

MUNICIPAL ADDRESS

1100 1 Street SE, Calgary, Alberta

YEAR BUILT

2010

LEGAL DESCRIPTION

Plan: 09114475

Block: 80

Lot: 47 Excepting thereout
all mines and minerals



ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 9.93 PSF
Property Tax	\$ 5.68 PSF
Total	\$ 15.61 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

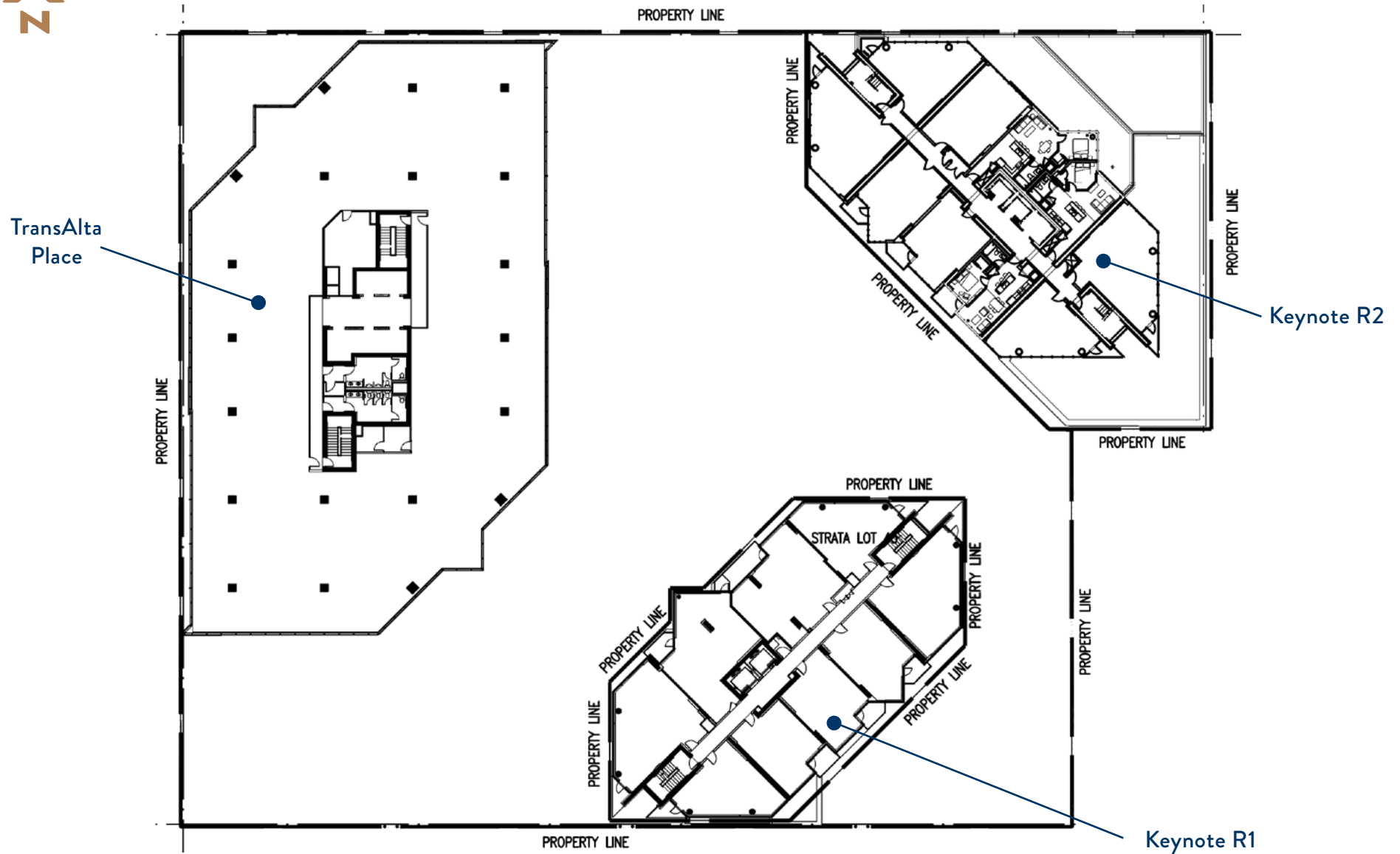
TENANTS WITHIN KEYNOTE COMPLEX



SUNTERRA
market



SITE PLAN - KEYNOTE URBAN VILLAGE

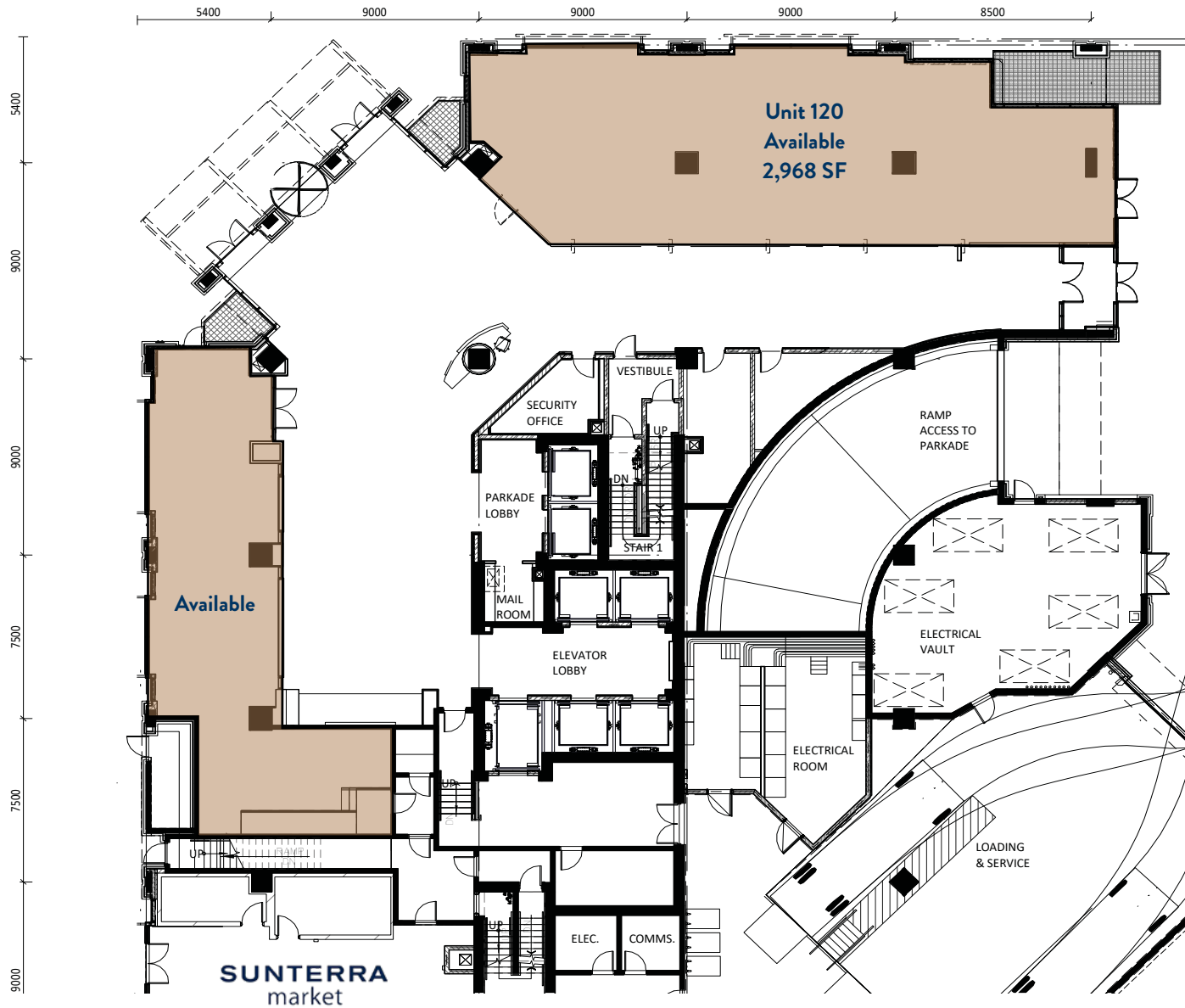


MAIN FLOOR

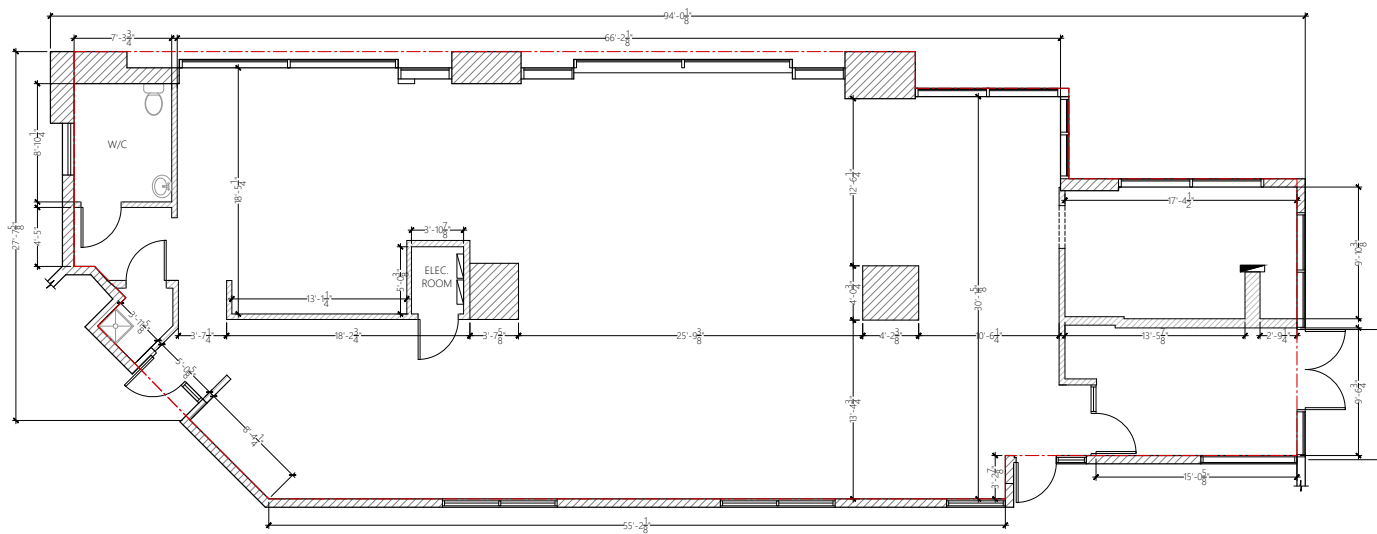


1 STREET SE

11 AVENUE SE



UNIT #120



120

2,930 Square Feet

19'

Two Panels;

Total: 200A, 120-208V

4 Units - 3 Ton ea.

No

1/2" Line

Two lines - 2" and 4"

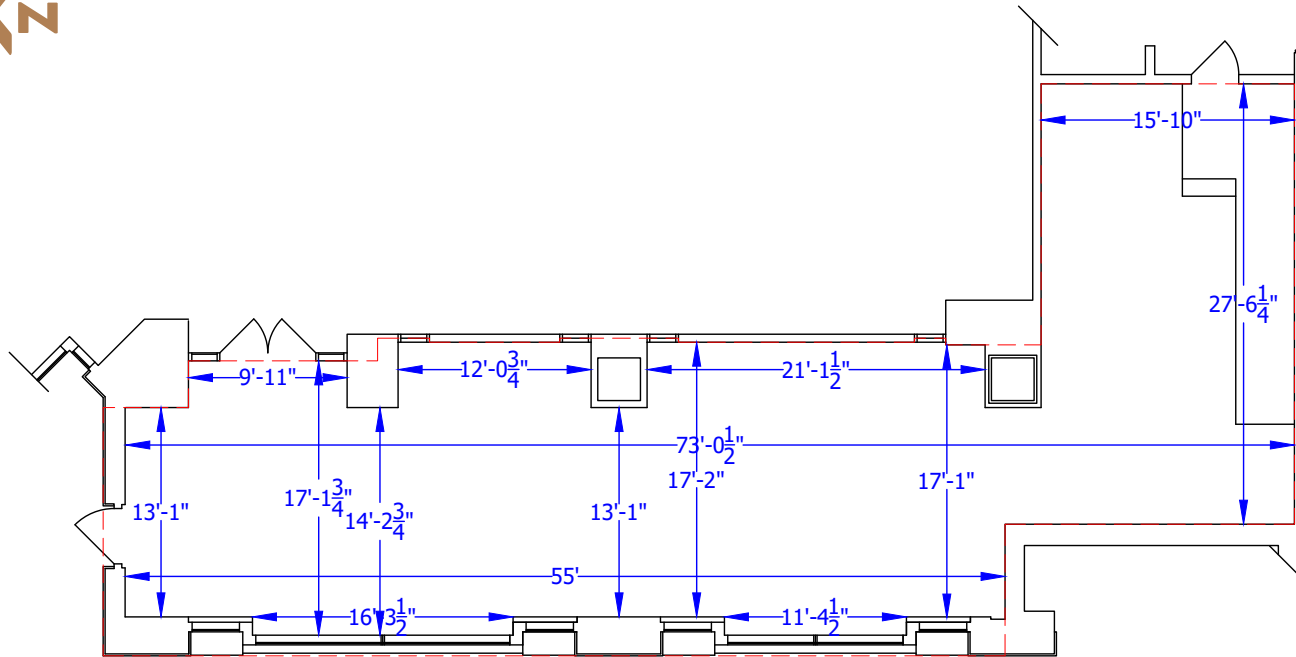
No

Loading Dock

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UNIT PLAN

UNIT #X



UNIT

X

RETAIL AREA

X Square Feet

CEILING HEIGHT

POWER

HVAC

KITCHEN EXHAUST

WATER

SEWER

GAS

GARBAGE

ADDITIONAL PHOTOS



CONNECT WITH US

CONTACT

GENERAL



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Leasing: (403) 206-2130



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

