

±7,484 SF Four-Storey Retail Building with Dedicated Office/Residential Condo Space
1125 Kensington Rd NW, Calgary, AB T2N 3P3 | Hillhurst/Kensington — Calgary's Urban Village



Own or Occupy in One of Calgary's Most Desirable Retail Districts!

June 4, 2025

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OPPORTUNITY OVERVIEW

NAI Advent is pleased to present a prime mixed-use retail and office property at 1125 Kensington Road NW, located in the heart of Calgary's iconic Hillhurst / Kensington district. This ±7,484 SF four-storey building features a fully built-out, turnkey restaurant spanning the basement through to a portion of the third floor, along with a separately accessed ±2,307 SF office space across a portion of the third and the entire fourth floor — ideal for personal services, professional offices, or creative uses. The upper floors also present an opportunity to convert the office space back to residential condo use, providing additional flexibility for future owners or occupants.

With C-COR1 zoning, 25 ft of high-exposure frontage on bustling Kensington Road, and surrounded by popular restaurants, boutiques, cafés, and cultural landmarks, this property offers outstanding visibility to both local residents and city-wide visitors. Whether for owner-operators, tenants, or investors, this asset represents a unique opportunity in one of Calgary's most celebrated urban neighbourhoods.



For more information,
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OFFERING SUMMARY

LEGAL DESCRIPTION	Plan:4163P; Block:1; Lot:149
ZONING	C-COR1f2.8h13
YEAR BUILT	1979
TOTAL LOT AREA	±0.06 Acres
TOTAL BUILDING AREA	±7,484 SF
TURN-KEY RESTAURANT	±4,406 SF
OFFICE	±2,307 SF
PARKING	7 spaces
OCCUPANCY	Immediate
PROPERTY TAXES	\$65,536.75 (2024)
ASKING PRICE	\$2,950,000 \$2,650,000

Price Reduced!

KEY PROPERTY FEATURES

- » Restaurant Space: Basement, Main, second, and third floors (fully built-out, turnkey)
- » Office Space: ±2,307 SF across a portion of the third floor and the entire fourth-floor suite with separate private access
- » Zoning: C-COR1f2.8h13 (Commercial - Corridor 1)
- » Frontage: 25 ft on Kensington Road NW
- » Parking: 7 dedicated stalls (surface + covered)
- » Neighbourhood Highlights: Located in the centre of Kensington, a top Calgary destination for shopping, dining, culture, and entertainment
- » Nearby Attractions: The Historic Plaza Theatre, Poppy Plaza, Bow River Pathway, Sunnyside LRT, Riley Park, Downtown (5 min)

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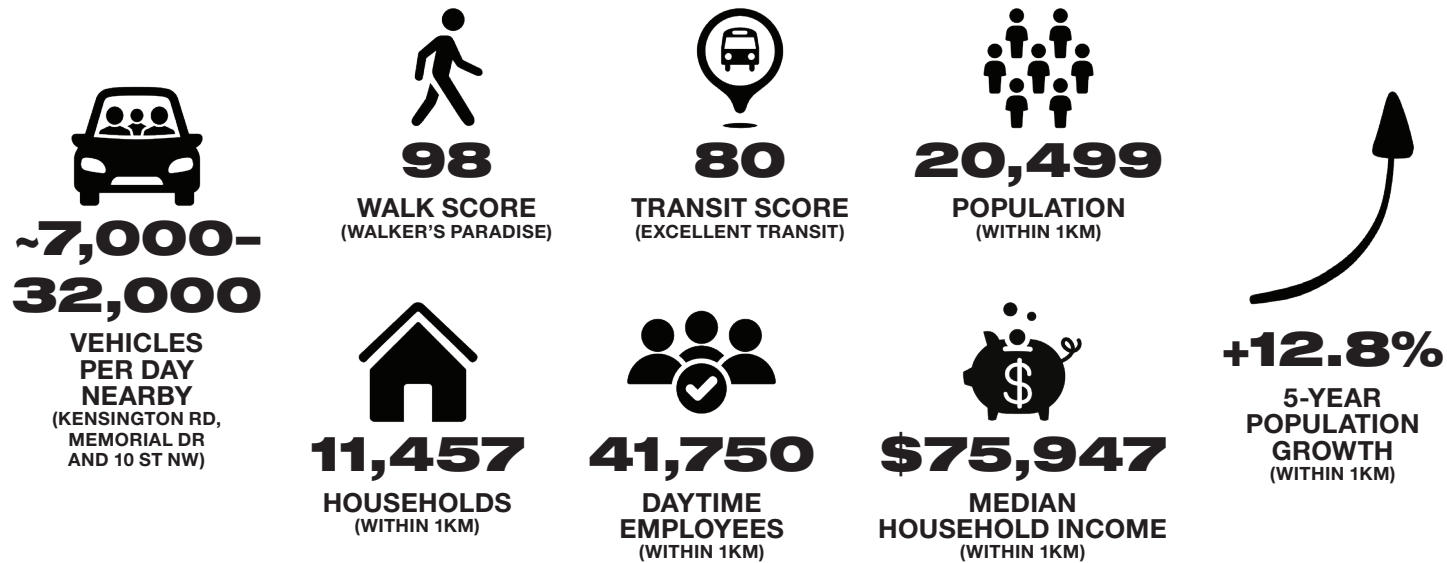
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DEMOGRAPHICS & ACCESSIBILITY

Located in the heart of Calgary's Hillhurst/Sunnyside area—collectively known as Kensington—this property sits within one of the city's most celebrated urban villages. Recognized for its unique blend of walkable retail streets, public art, and historic character, Kensington continues to thrive as a vibrant commercial and cultural hub.

The surrounding community has experienced significant population growth over the past decade, fueled by ongoing multi-family development—including the new Kenten riverfront luxury project now underway. With strong daytime employment, high foot traffic, and exceptional transit connectivity, this location offers excellent visibility and access to a dynamic mix of residents, professionals, and visitors.



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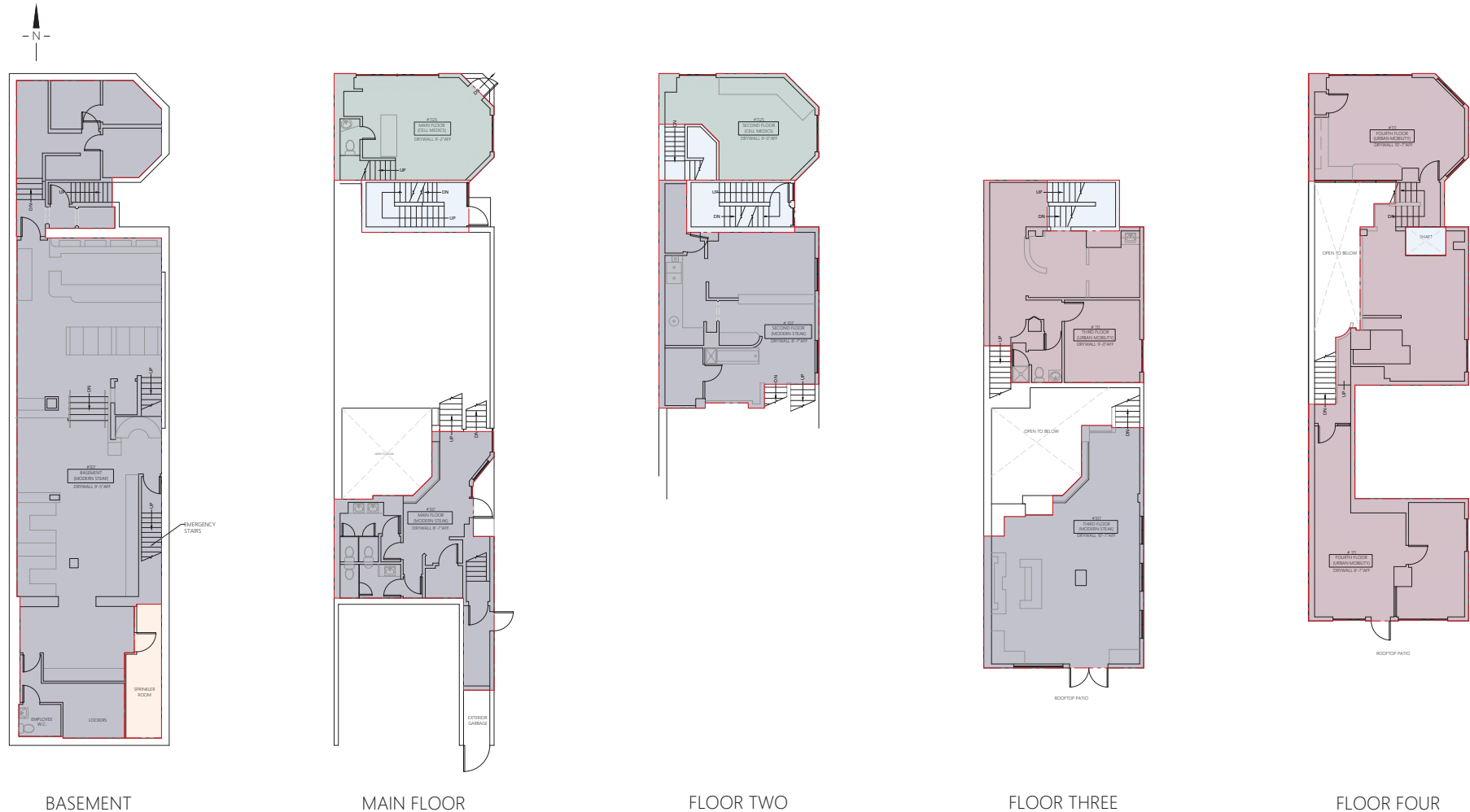


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FLOORPLANS



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INTERIOR PHOTOS



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