

**Professional office  
building with rooftop  
terrace**

# CROWFOOT BUSINESS CENTRE

400 Crowfoot Crescent NW  
Calgary AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area:	67,630 sf
2023 Operating Costs:	Office: \$17.68 Retail: \$13.98
Floors:	5
Floor Plate:	11,400 sf
Year Built	2001
Parking Ratio:	1:1,120



Located near  
Crowchild Trail and  
John Laurie Blvd



Walking distance to  
C-Train and major bus  
routes



Large terrace for  
tenant use



Main floor retail



Telus High Speed Fibre  
Internet



Over 90 restaurants,  
shops and services  
nearby

**MELCOR**

**CONTACT**

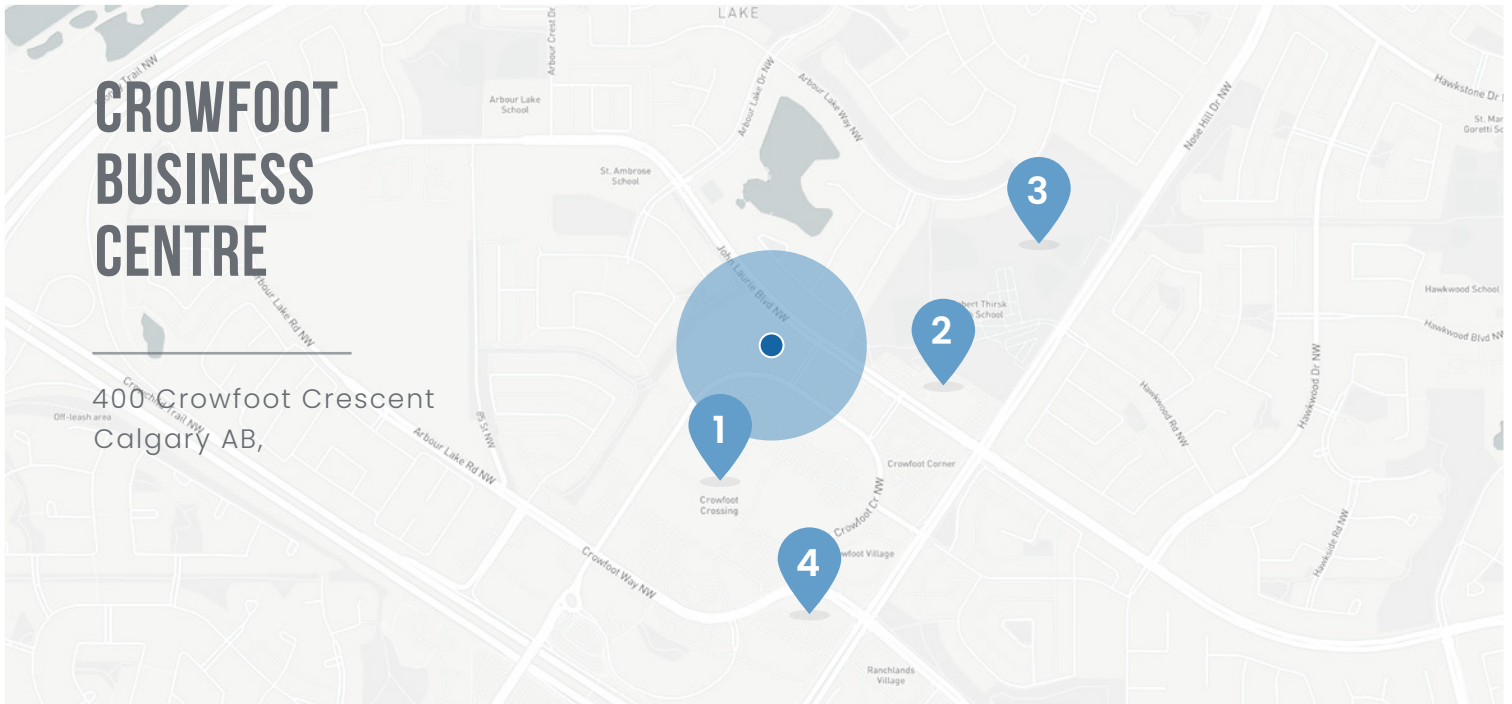
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melcorspace.ca

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## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Crowfoot Crossing
2. Melcor YMCA at Crowfoot
3. Crowfoot Park and Library
4. Crowfoot Co-Op

## MELCOR | SPACE

Melcor Space is an online tool for finding office, retail, and industrial space for lease, sale, or build-to-suit. On [MelcorSpace.ca](https://melcorspace.ca) you can narrow your search by:

- Location
- Type of space
- Size
- Availability

Browse our portfolio or filter your search to show the latest opportunities. Find your perfect space and contact us to book a tour - all online!

*All retail and restaurant services nearby.*

## DRIVING TIMES:

Downtown	24 minutes
Calgary International Airport	23 minutes

[melcor.ca/crowfoot](https://melcor.ca/crowfoot)



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