

CALGARY OPERA

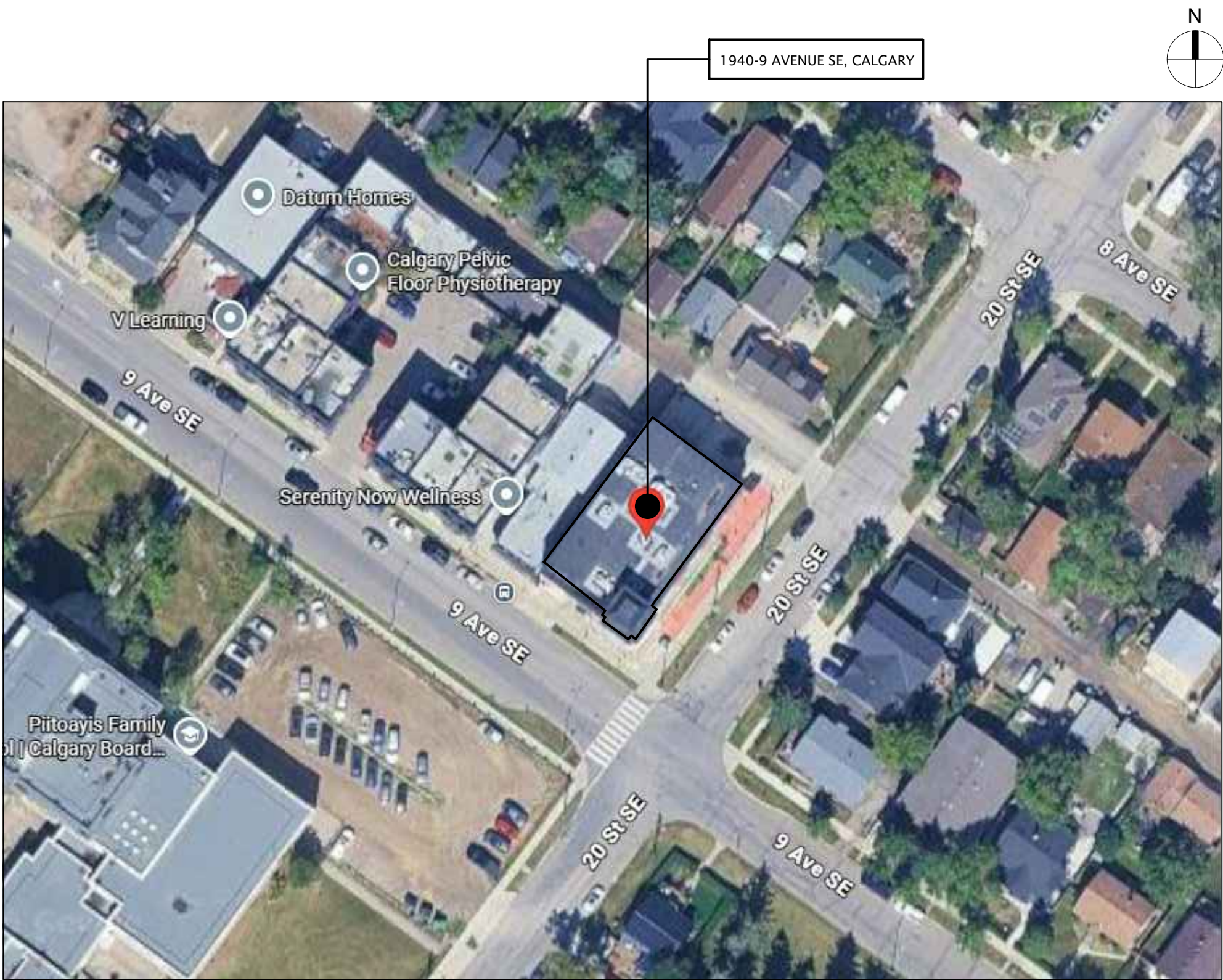
#1940 9 AVENUE SOUTH EAST CALGARY, ALBERTA T2G 0V2

JULY 21, 2026 ISSUED FOR DP-CHANGE OF USE

PROJECT NUMBER: 226-010

FIRST & SECOND FLOOR

INTERIOR CONSTRUCTION



4 LOCATION PLAN
SCALE: N.T.S.



5 PROPERTY PICTURES
SCALE: N.T.S.

GENERAL BUILDING INFORMATION:

MUNICIPALITY:
CITY OF CALGARY

MUNICIPAL ADDRESS:
1940-9 AVENUE SE, CALGARY, ALBERTA T2G 0V2

LEGAL DESCRIPTION:
PLAN 3577; BLOCK 12; LOT 1-3

NET LEASABLE AREA:
11,171 SQ.FT. (1,037.81 SQ.FT.)

SPRINKLERED OR NON-SPRINKLERED BUILDING:
SPRINKLERED

BUILDING HEIGHT:
2 STOREYS (+BASEMENT PARKADE)

PROPOSED OCCUPANCY:
GROUP D, BUSINESS AND PERSONAL SERVICES

BUILDING CLASSIFICATION:
3.2.2.65. GROUP D, UP TO 2 STOREYS, SPRINKLERED

LAND USE DISTRICTS / ZONES:

1940 9 AV SE

DC
Direct Control 4293 SITE 6

A Direct Control (DC) is a customized land use designation. It has a list of allowable uses and a set of rules specific to a particular property or development. Most DC designations include a cross-reference to the rules of one of the standard designations of the Land Use Bylaw (e.g. R-1, R-2, I-G, etc.). A road right of way (i.e. a public road) has no legal description and no land use designation. Therefore, a road right of way is 'undesignated'.

City Map

1940 9th Avenue SE is situated east of the downtown core in Inglewood. With its highly accessible location, it provides convenient access to all quadrants of the City via Deerfoot Trail, Blackfoot Trail and public transit.

-  **1940 9th Avenue SE**
-  **Blackfoot Trail**
300 m (1 min)
-  **Deerfoot Trail**
1.5 km (2 min)
-  **YYC Airport**
16.9 km (14 min)
-  **Downtown Calgary**
3.5 km (8 min)
-  **Highway 201**
(Stoney Trail Ring Road)
-  **Major Roads**
-  **Red Line LRT**
-  **Blue Line LRT**
-  **Future Green Line LRT (SE Proj.)**

Highly accessible location less than
10 minutes from downtown core



Demographic Profile

