

Blackstone

For Lease

2138 33 Avenue SW | Calgary, Alberta

Stand-Alone Boutique Retail in Marda Loop



An Award Winning*
Development by



IRK

A Finalist in the
Conceptual or Theoretical Urban Design Projects
Mayor's Urban Design Awards 2024

Mahmud Rahman *VP /Associate*

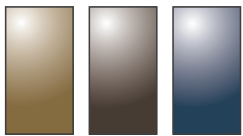
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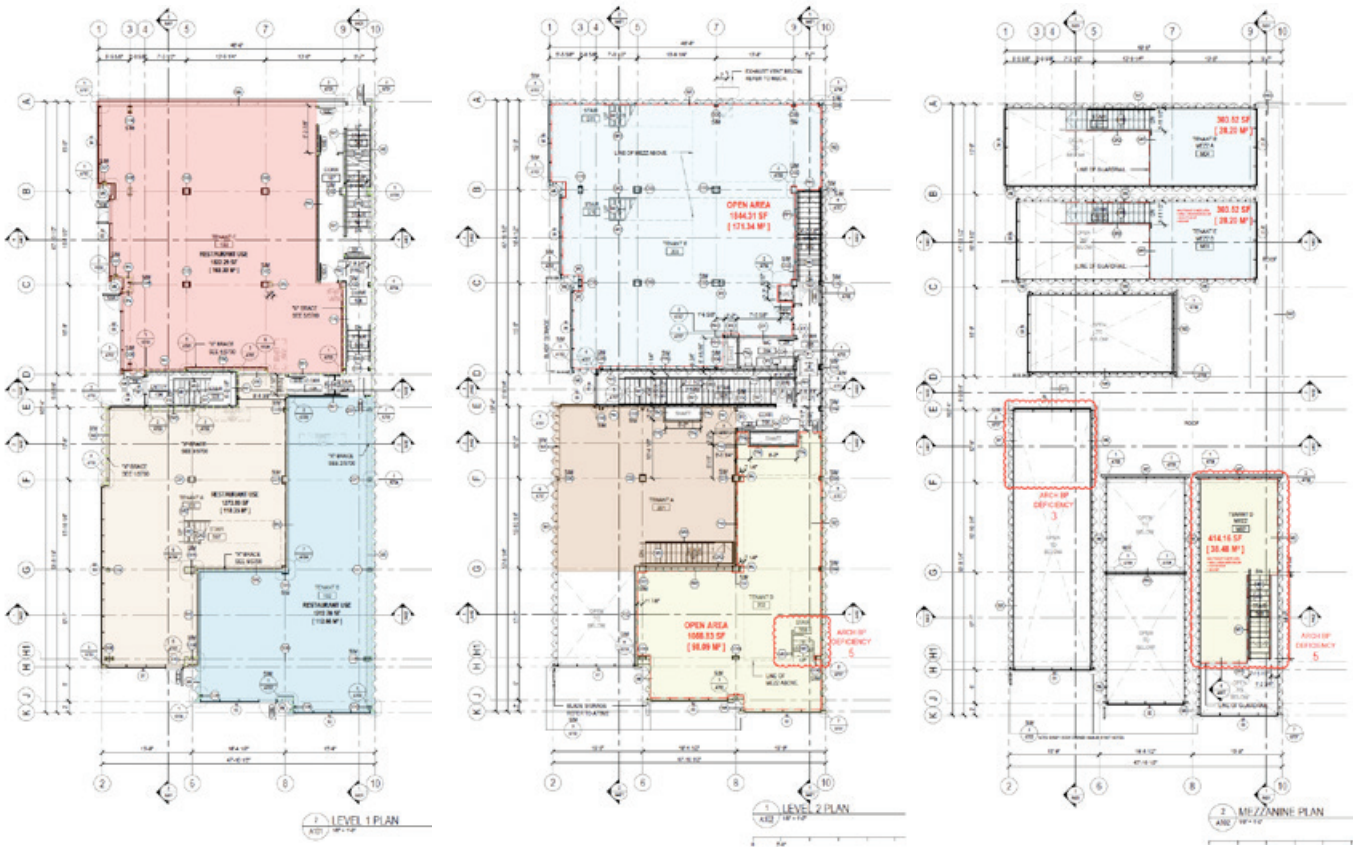


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Property Details

2138 33 Avenue SW | Calgary, Alberta

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Size Available

MAIN FLOOR

Unit A: 1,545 SF

Unit B: 1,471 SF

Unit C: 2,210 SF

SECOND FLOOR

Unit A: 1,099 SF

Unit D: 1,385 SF + 467 SF mezzanine

Unit E: 2,371 SF + 301 SF mezzanine

Additional Demising Options Available

Availability	2025 Completion
Net Rate	Market
Building Size	12,000 SF
Zoning	C-Core 1
Parking	Street Parking

Prime Location – Situated in the heart of Marda Loop, one of Calgary's most sought-after and vibrant neighborhoods.

High Exposure – Exceptional visibility on 33rd Avenue & 21st Street SW, ensuring maximum foot and vehicle traffic.

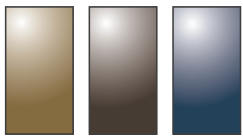
Striking Architecture – A uniquely designed stand-alone boutique retail development featuring stunning arches for a distinctive and memorable visual appeal.

Thriving Retail Hub – Be part of a dynamic retail scene alongside popular shops, restaurants, and businesses.

Modernized Infrastructure – The City is near completion of brand-new streetscapes, including updated streetlights, sidewalks, paving, and utilities, enhancing the pedestrian-friendly environment.

Secure your space in one of Calgary's top retail destinations.

Highlights



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SOUTH FACADE



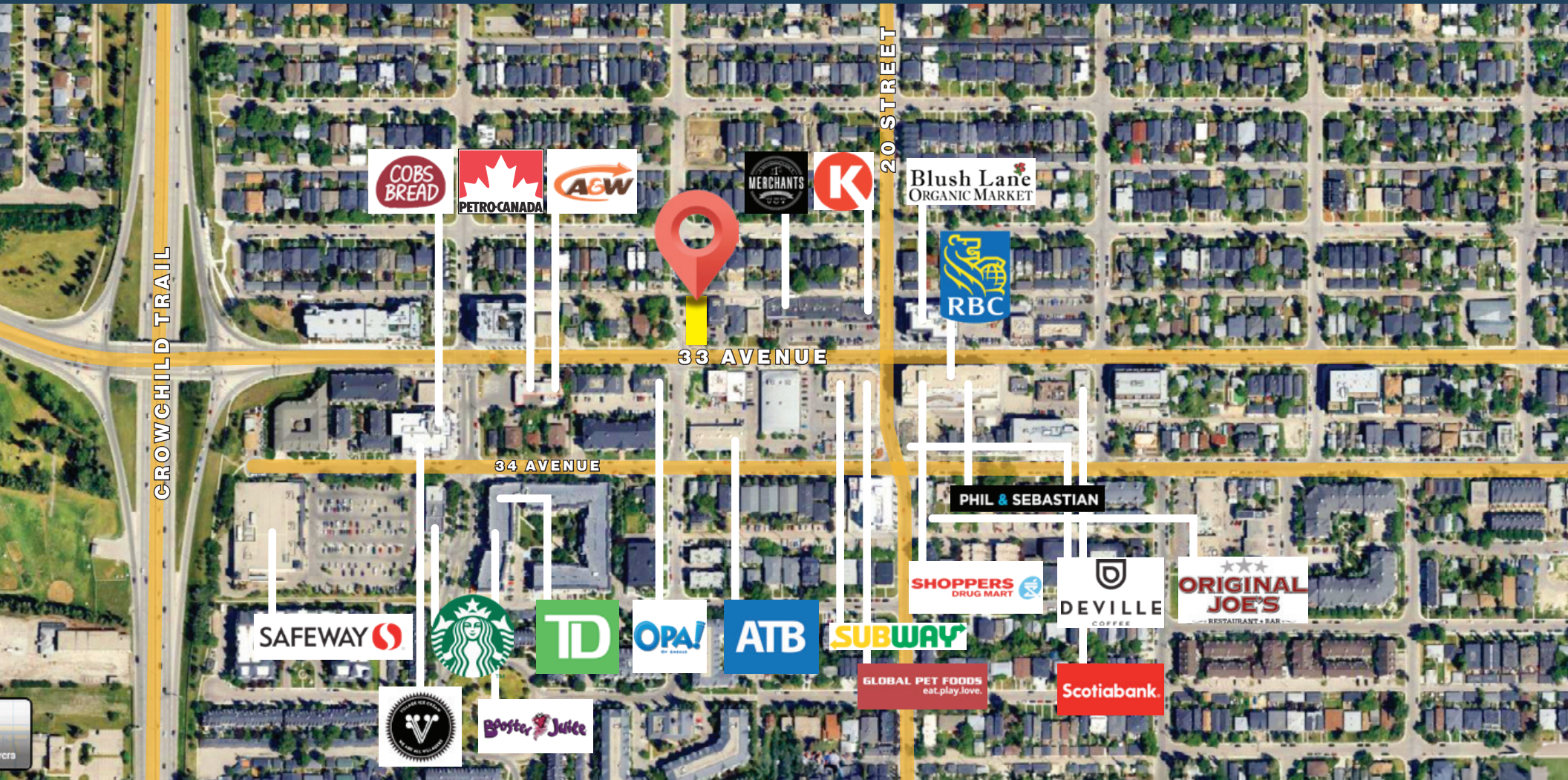
VIEW FROM SOUTH-WEST



WEST FACADE



VIEW FROM NORTH-WEST



 **NEIGHBORHOOD**
South Calgary

 **POPULATION**
3KM
96,700

 **MEDIAN AGE**
38.3

 **HOUSEHOLD INCOME**
\$89,282

 **TRAFFIC COUNT**
31,000 VPD | 33 Ave & Crowchild
22,000 VPD | 33 Ave & 21 Street

Mahmud Rahman VP /Associate

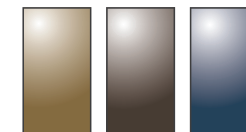
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Thank you for your Interest



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