



An Award Winning*
Development by

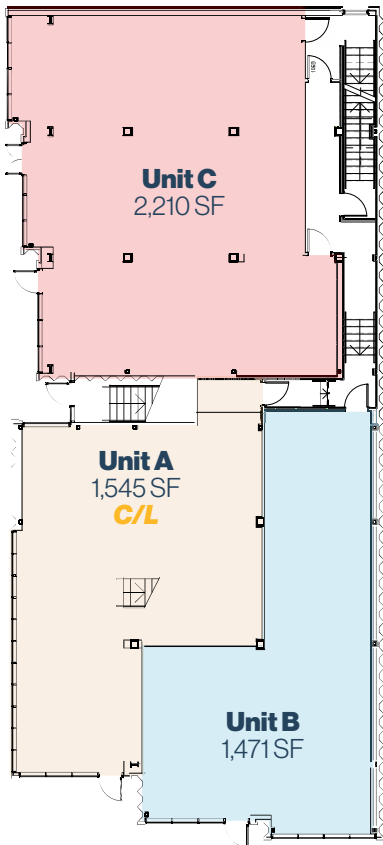


A Finalist in the
Conceptual or Theoretical Urban Design Projects
Mayor's Urban Design Awards 2024

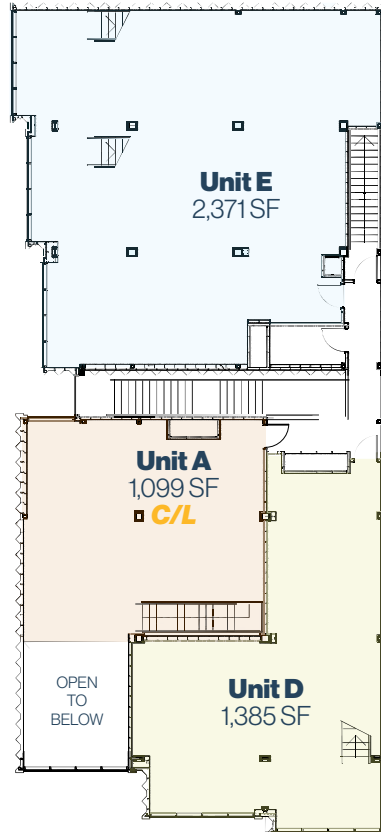
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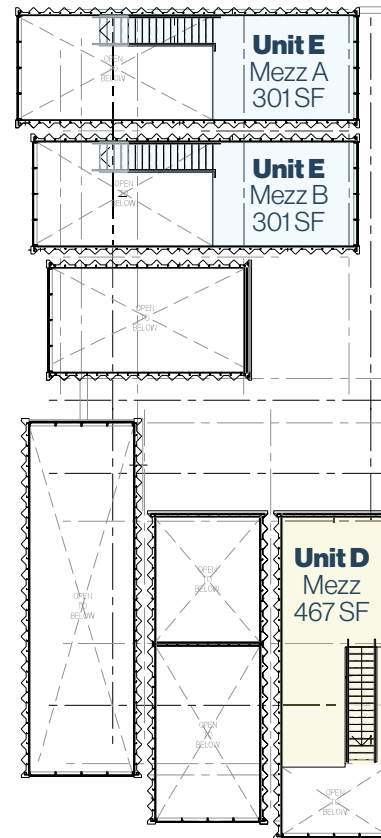
Main Floor



2nd Floor



Mezzanine



Size Available

MAIN FLOOR

Unit A: 1,545 SF - (1 of 2) C/L

Unit B: 1,471 SF

Unit C: 2,210 SF

SECOND FLOOR

Unit A: 1,099 SF - (2 of 2) C/L

Unit D: 1,385 SF + 467 SF mezzanine

Unit E: 2,371 SF + 301 SF(x2) mezzanine

Additional Demising Options Available

Availability	Q1 2027 Completion (Est.)
Net Rate	Market
Op Costs	\$20.00 PSF (Est. 2025)
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.



SOUTH FACADE



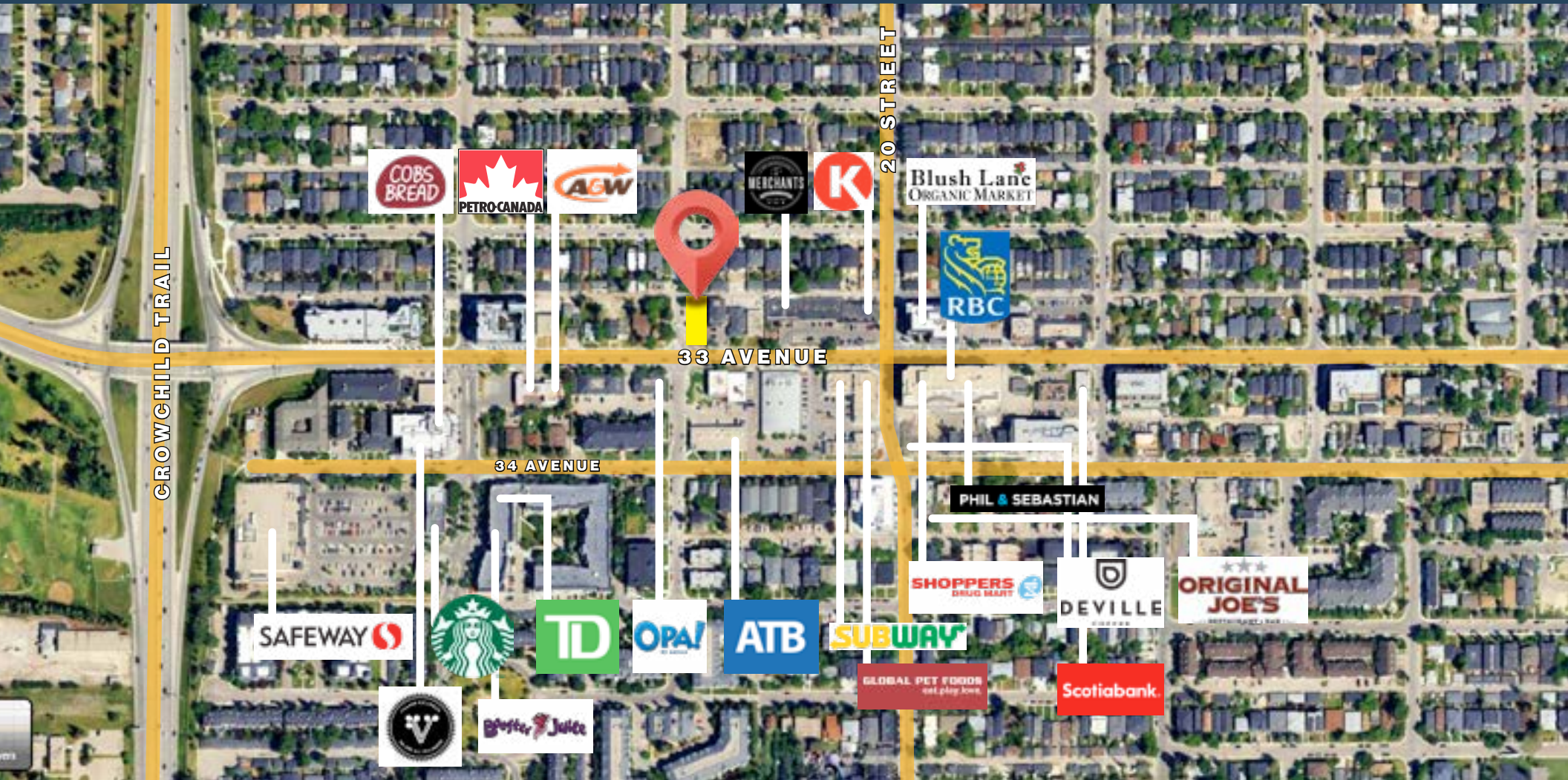
VIEW FROM SOUTH-WEST



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

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Thank you for your Interest



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