

# For Lease

2138 33 Avenue SW | Calgary, Alberta  
**Stand-Alone Boutique Retail in Marda Loop**



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

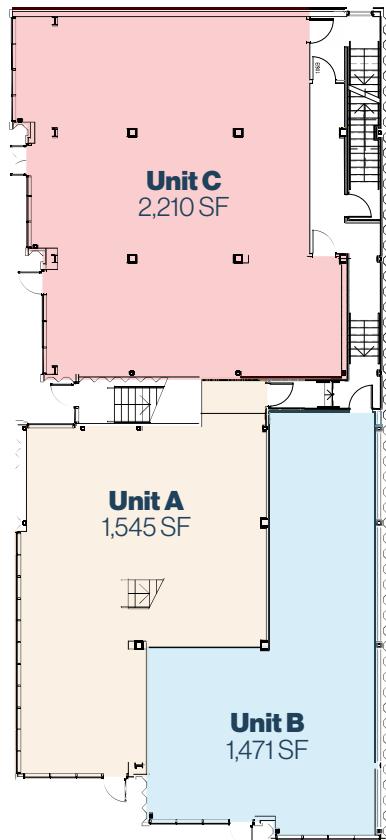
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# Property Details

2138 33 Avenue SW | Calgary, Alberta  
Stand-Alone Boutique Retail in Marda Loop

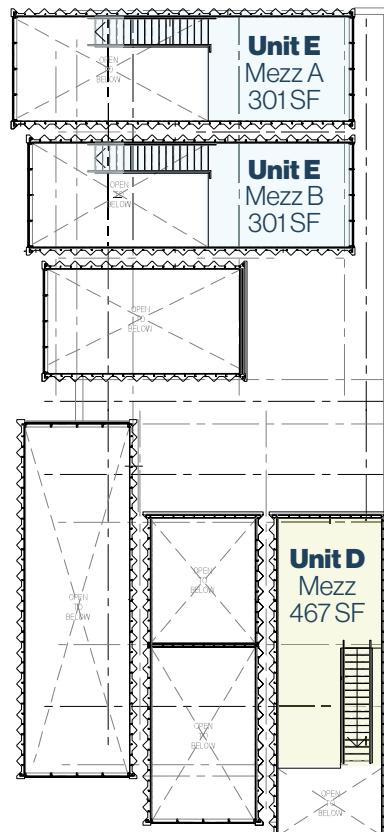
## Main Floor



## 2nd Floor



## Mezzanine



## Size Available

### Availability

Q4 2026 Completion

### Net Rate

Market

### Op Costs

\$20.00 PSF (Est. 2025)

### Building Size

12,000 SF

### Zoning

C-Core 1

### Parking

Street Parking

## Highlights

**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.

## 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 (x2) mezzanine

Additional Demising Options Available

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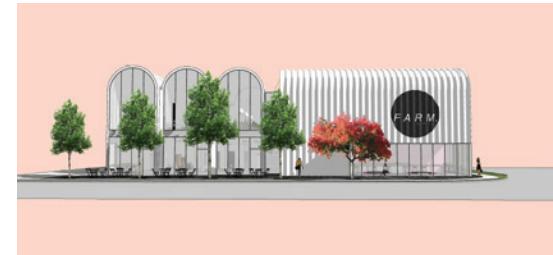
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SOUTH FAÇADE



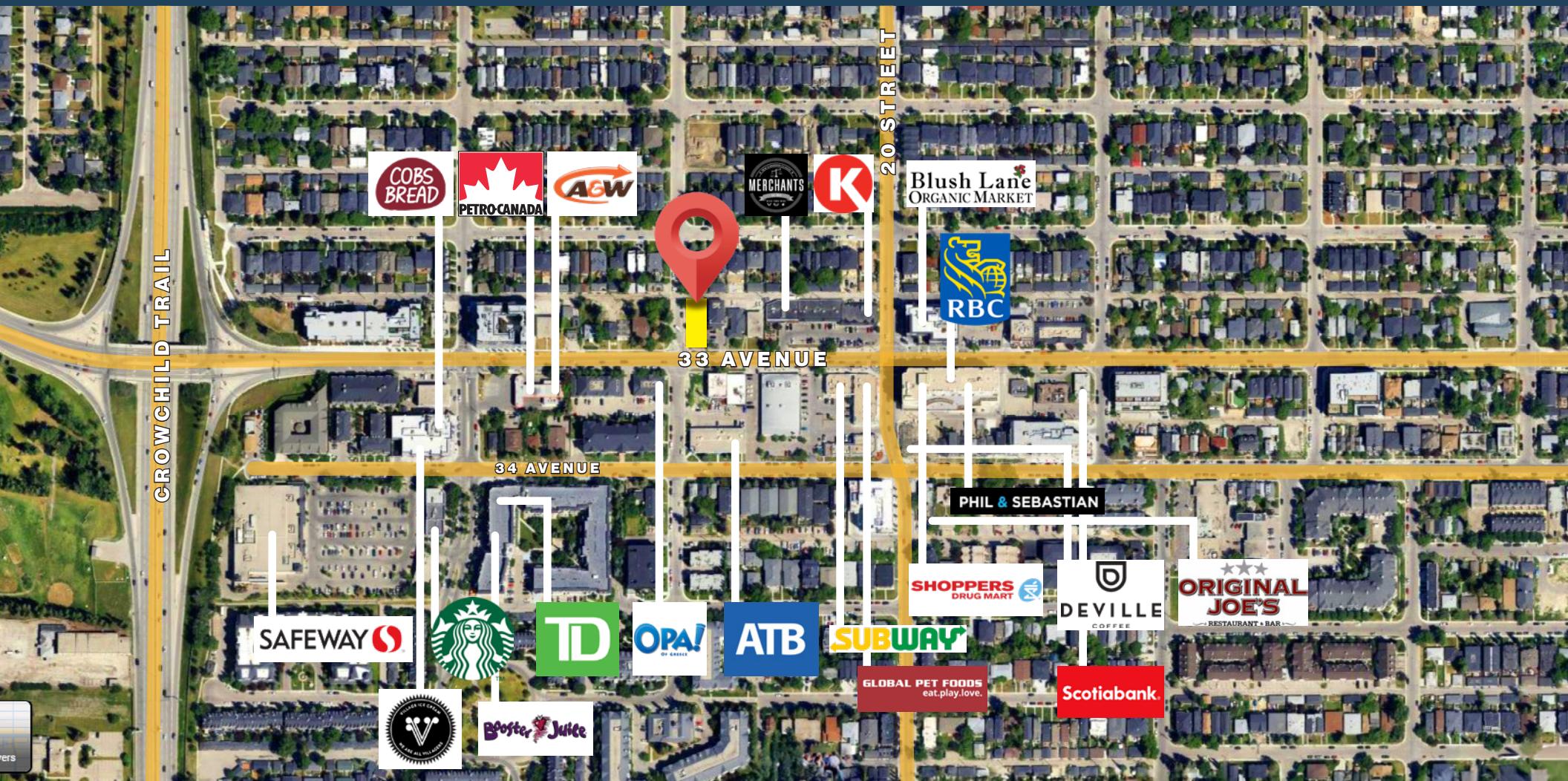
VIEW FROM SOUTH-WEST



WEST FAÇADE



VIEW FROM NORTH-WEST



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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