



FARM.
by Rkays



An Award-Winning
Development by



IRKAS

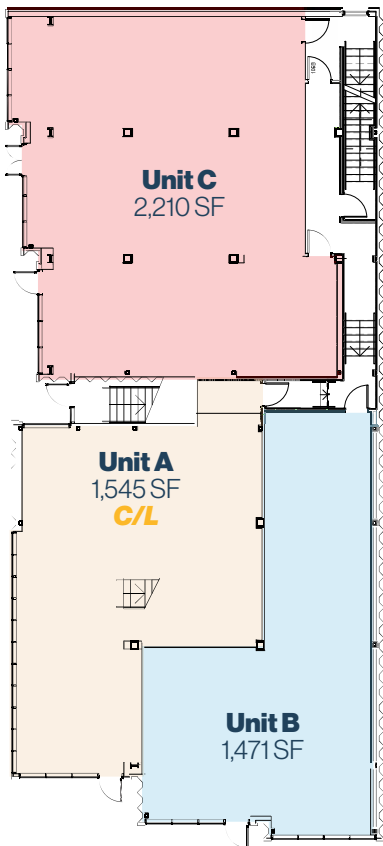
A Finalist in the
Conceptual or Theoretical Urban Design Projects
Mayor's Urban Design Awards 2024

Patrick White Associate

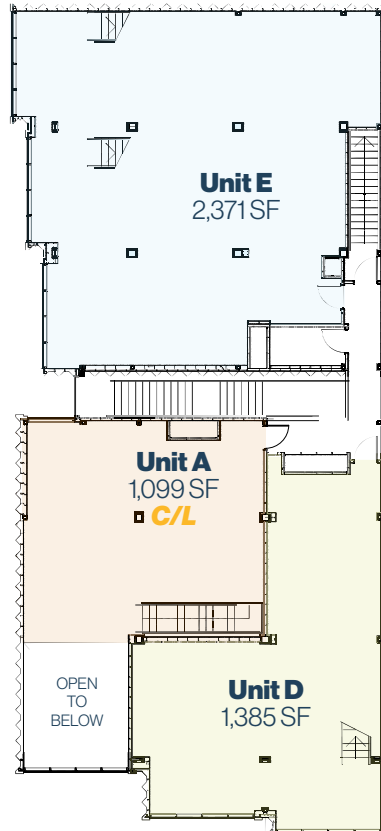
P 403.214.2344

E pwhite@blackstonecommercial.com

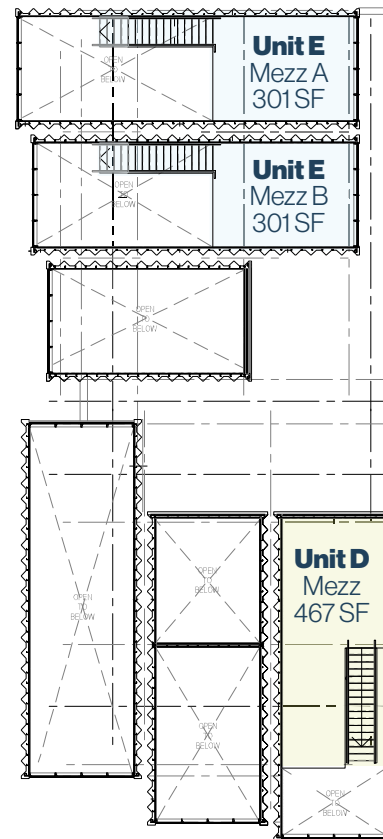
Main Floor



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

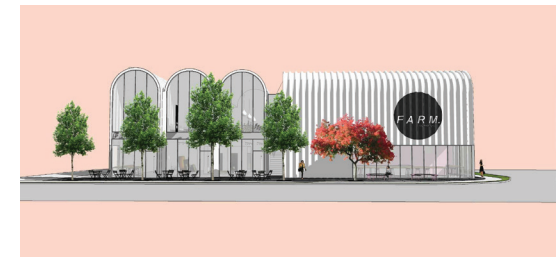
- **Prime Location** – Situated in the heart of Marda Loop, one of Calgary's most sought-after and vibrant neighborhoods.
- **High Exposure** – Exceptional visibility on 33rd Avenue & 21st Street SW, ensuring maximum foot and vehicle traffic.
- **Striking Architecture** – A uniquely designed stand-alone 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



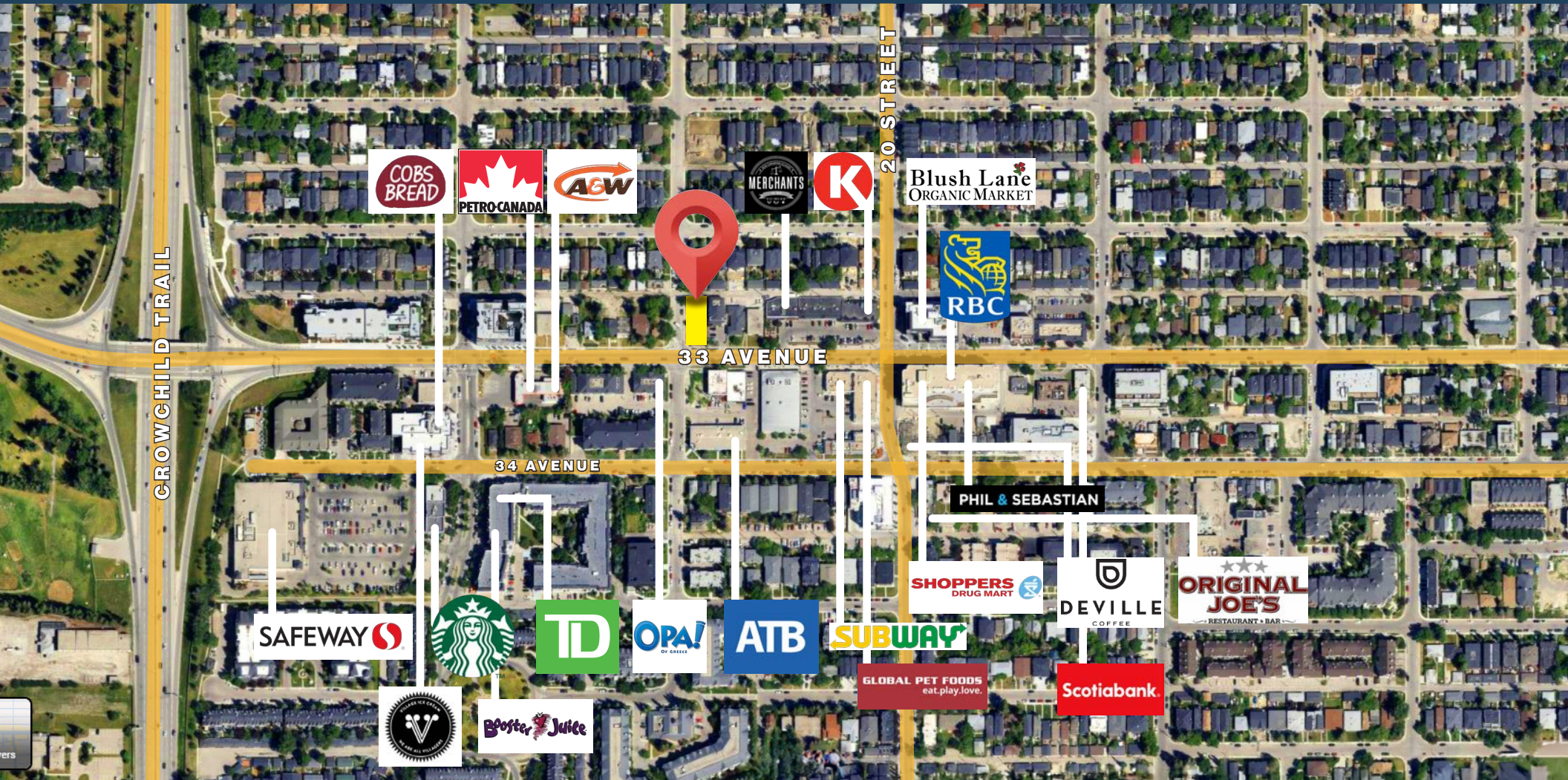
VIEW FROM SOUTH-WEST



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

Patrick White Associate

P 403.214.2344

E pwhite@blackstonecommercial.com

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Patrick White *Associate*

P 403.214.2344

E pwhite@blackstonecommercial.com

For more information, please contact one of our Associates.