

Retail

— For Sale

# 2015 33rd Avenue

2015 33 Avenue SW  
Calgary, AB T2T 1Z5



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# Property Details

Situated in the heart of Calgary’s vibrant Marda Loop neighbourhood, this property offers a unique opportunity to acquire a strategically located asset in one of the city’s premier retail and mixed-use districts. The highly visible corner site benefits from strong pedestrian traffic, excellent connectivity, and proximity to a dense, affluent residential population. Surrounded by an established mix of retail, dining, and lifestyle amenities, the property is well-positioned to capitalize on continued growth and investment in the area. Supported by MU-2 zoning and a sought-after inner-city location, this offering presents an exceptional opportunity for investors, developers, and owner-users alike.

6,243  
Total sq. ft.

TBD  
Operating Costs (2026)

TBD  
Availability

For Sale

## Features

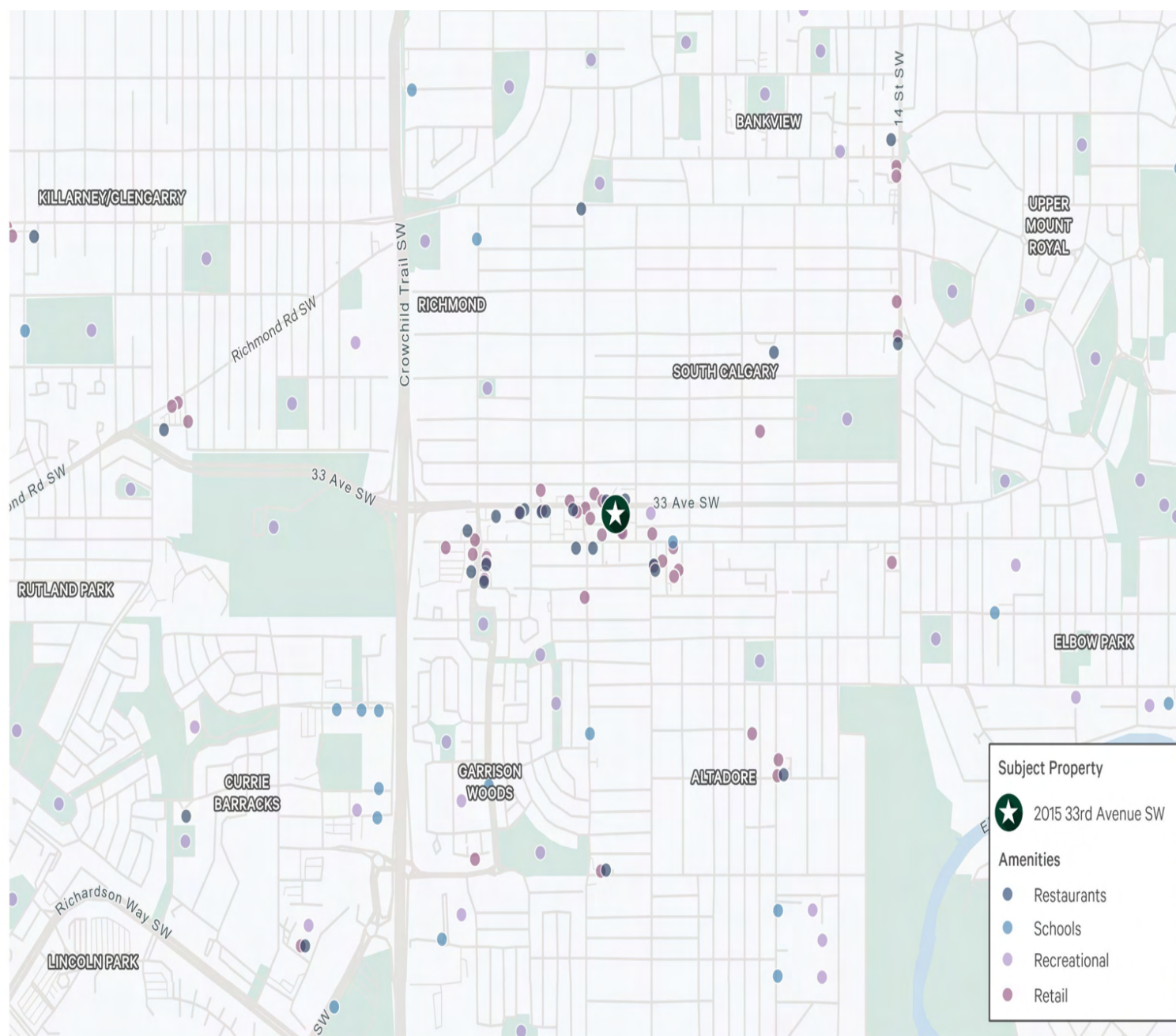
### Prime Retail Opportunity in Marda Loop

-  High-Profile Corner Location
-  Strong pedestrian exposure
-  Dense Affluent Trade Area
-  Convenient On-Site Parking
-  Surrounded by Popular Retail & Dining Amenities
-  Minutes from Downtown Calgary
-  MU-2 Zoning (Mixed-Use - Active Frontage)
-  Exceptional Visibility

### Demographics

-  255,653 Population (5km)
-  \$194,913 Average Household Income (5km)
-  \$22.0 B Total Expenditures (5km)
-  419,037 Daytime Population (5km)
-  117,428 Number of Households (5km)
-  43.7 Medium Age (5km)





## Contact Us

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