

STANDALONE RETAIL OPPORTUNITY



MARDA LOOP

2409 33 AVENUE SW, CALGARY, ALBERTA

Anthony Au

Senior Associate, Leasing & Sales
(403) 903-6123
anthony.au@kpliglobal.com

Andreana Sebua

Senior Associate, Leasing & Sales
(403) 608-7514
andreana.sebua@kpliglobal.com



MARDA LOOP RETAIL

2409 33 AVENUE SW, CALGARY

Availability

Immediately

MAIN LEVEL 736 SF

BASEMENT 724 SF

TOTAL **1510 SF**

MARKET RATES

Op Costs: \$11.38

OCCUPANCY LIMIT

6

Situated at the prominent gateway to Calgary's vibrant Marda Loop neighbourhood, 2409 33 Avenue SW offers a rare opportunity to occupy a beautifully maintained standalone retail building in one of the city's most sought-after commercial districts. Benefiting from exceptional visibility along a high-traffic corridor, the property enjoys strong exposure to both vehicle and pedestrian traffic.



91

Walkers Paradise



51

Good Transit



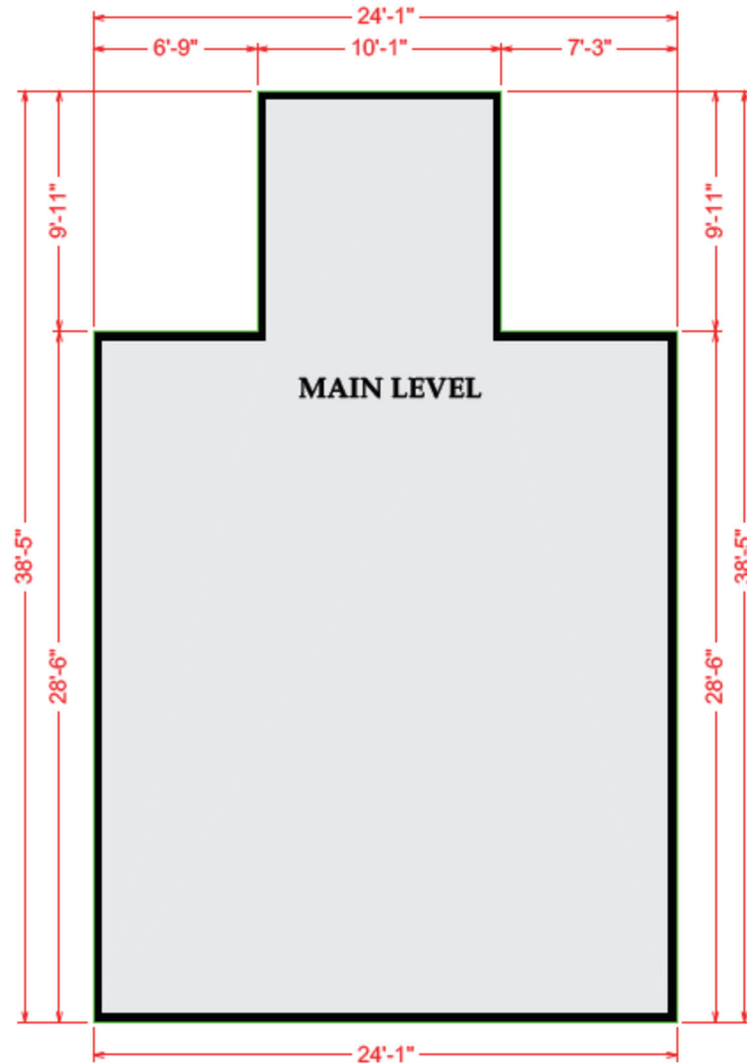
73

Very Bikeable



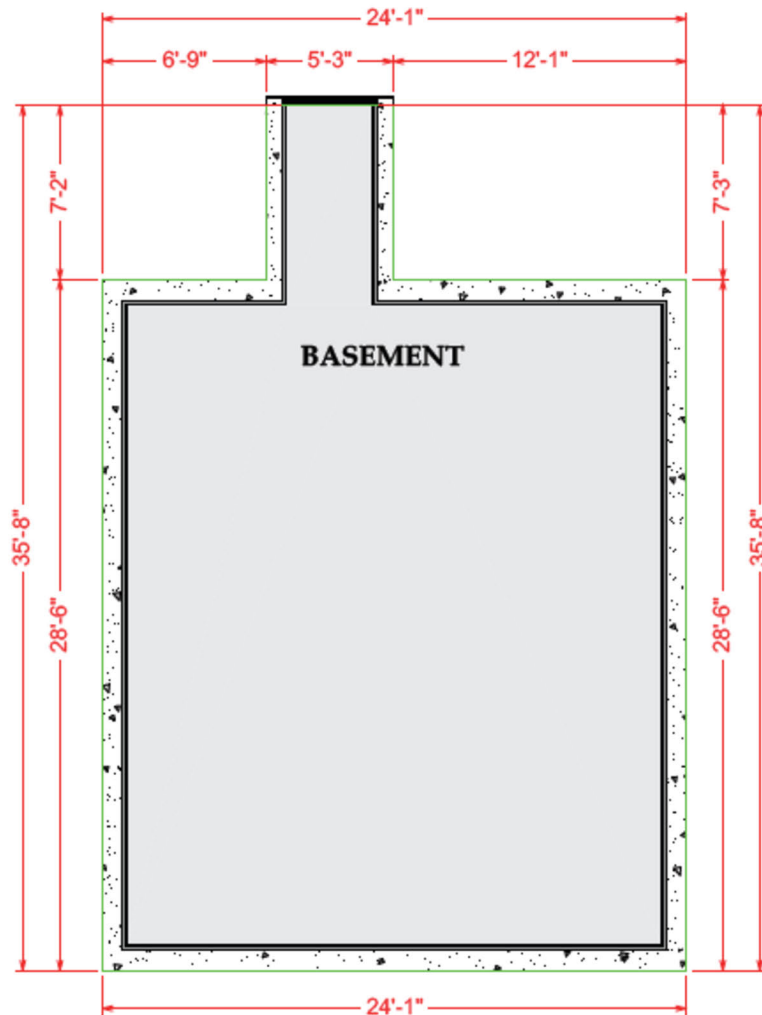
MAIN FLOOR

2409 33 AVENUE SW, CALGARY



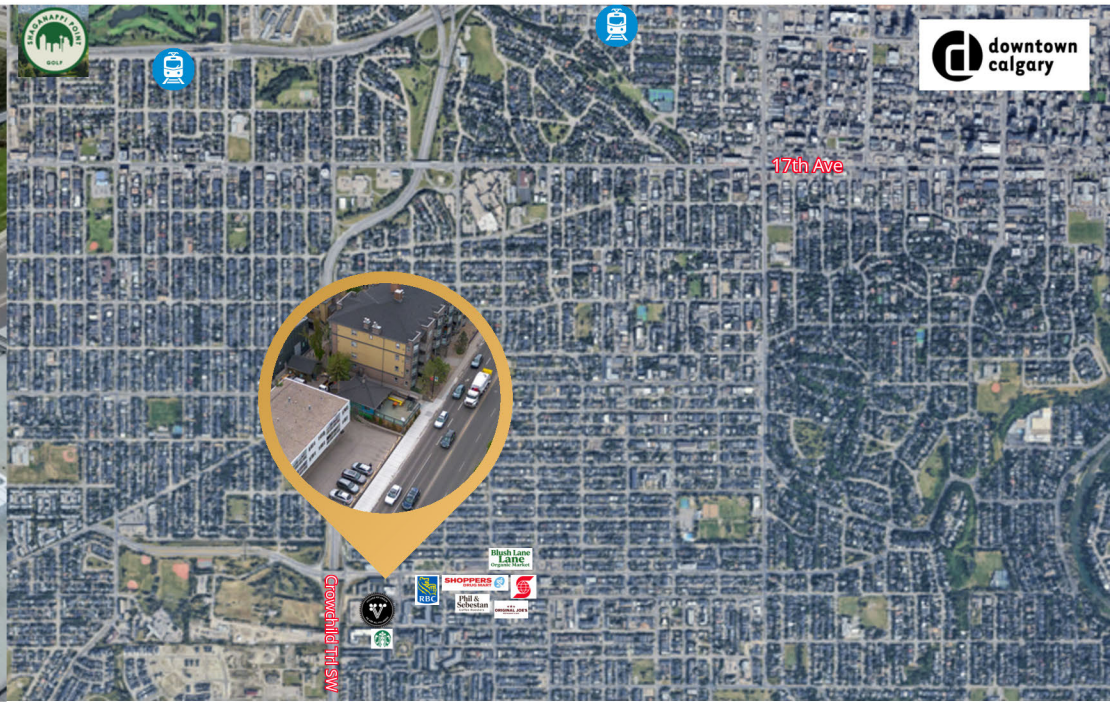
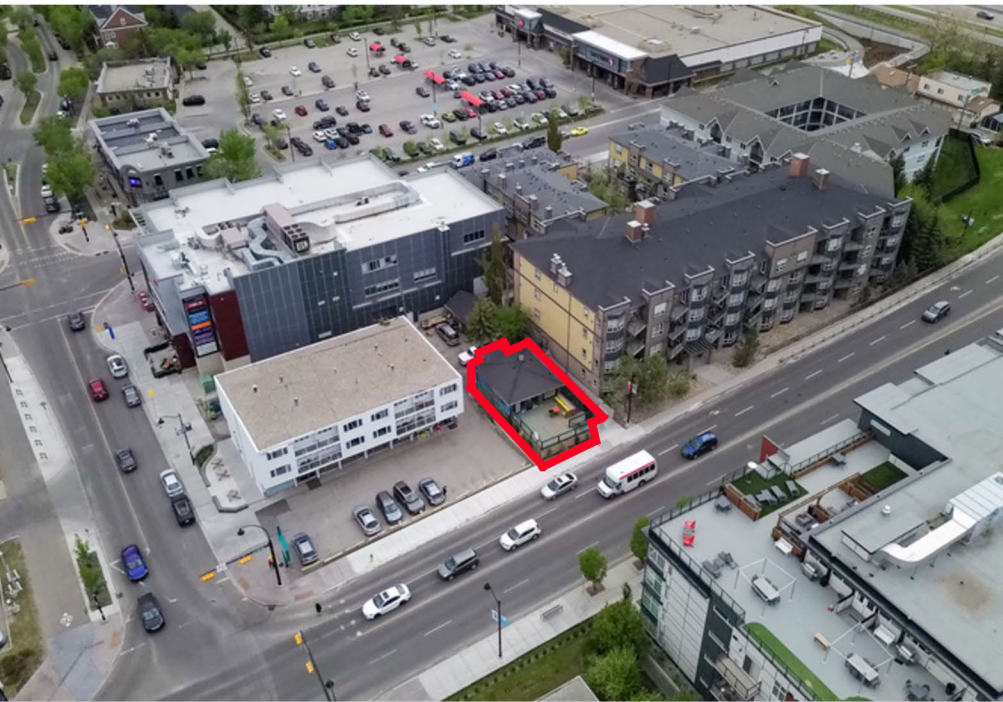
BASEMENT

2409 33 AVENUE SW, CALGARY



MARDA LOOP

2409 33 AVENUE SW, CALGARY



Nearby Major Retailers



Transit/Subway



WESTBROOK CTRAIN STATION		6 MIN DRIVE	3.3 KM
SUNALTA CTRAIN STATION		8 MIN DRIVE	3.5 KM
SHAGANAPPI POINT CTRAIN STATION		8 MIN DRIVE	4.1 KM
39 AVENUE CTRAIN STATION		9 MIN DRIVE	4.0 KM
45 STREET CTRAIN STATION		8 MIN DRIVE	4.2 KM

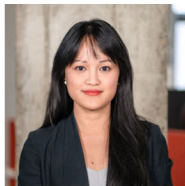


MARDAL LOOP

2409 33 AVENUE SW, CALGARY, ALBERTA



Anthony Au
Senior Associate, Leasing & Sales
(403) 903-6123
anthony.au@kpliglobal.com



Andreana Sebua
Senior Associate, Leasing & Sales
(403) 608-7514
andreana.sebua@kpliglobal.com

KPLIGLOBAL.COM

© 2026 KPLI Real Estate Corp. All rights reserved.

