

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1829 33 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33580

**MLS ID:**  
A2279020

**\$273,999**



 **DIKSHA DHAWAN**  
 (403) 291-4440

 **CIR Realty**  
 403-291-4440

 1829 33 Avenue SW, Calgary , Alberta T2T1Z1

Outstanding opportunity to own or lease a well-located ice cream shop in the heart of Marda Loop, one of Calgary SW's most vibrant and high-demand commercial districts. Situated in a prime, high-traffic location with excellent street exposure, strong visibility, and consistent pedestrian and vehicle traffic throughout the day. Surrounded by popular retail shops, restaurants, cafes, and dense residential developments, creating a steady flow of customers year-round. This busy and energetic area is known for its lively atmosphere and strong community presence. Ideal for owner-operators or investors looking to establish or expand a dessert, café, or food service concept in a sought-after neighborhood. Turnkey potential in an exceptional location with significant growth and branding opportunities.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.