



FOR LEASE

FARM IN MARDAL LOOP

Stand-alone Boutique
Retail/Office in Marda Loop



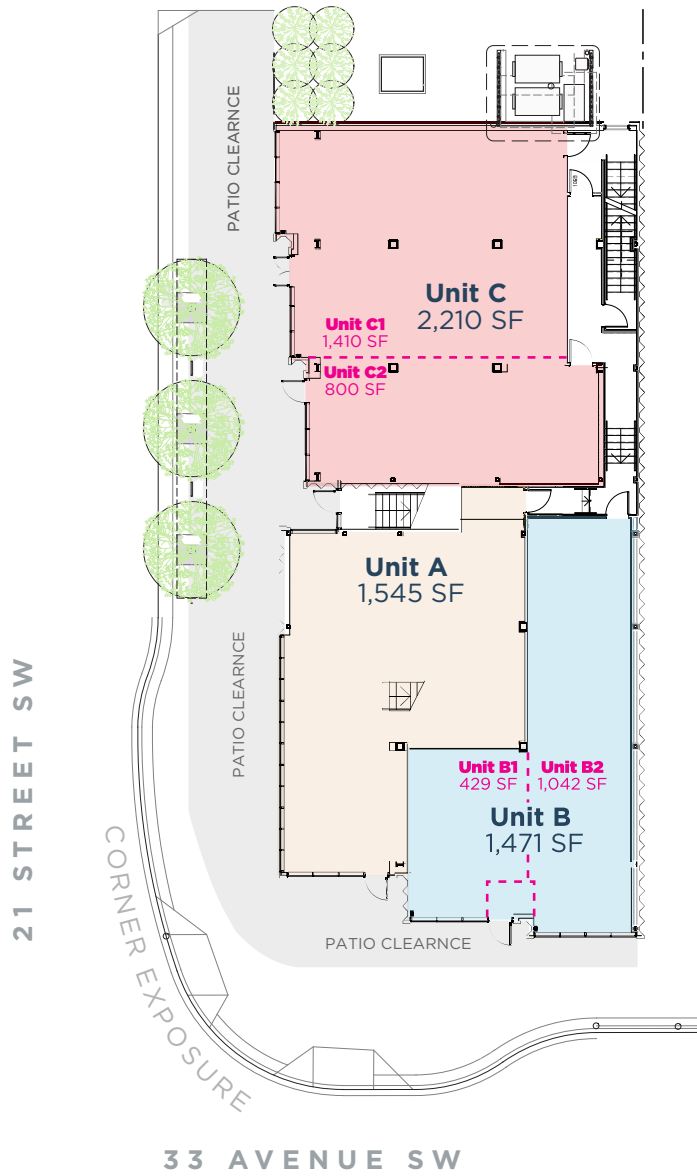
 **Mahmud Rahman** President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

 **Randy Wiens** Senior Associate | Retail Division
403.519.5062 | rwiens@cdnglobal.com

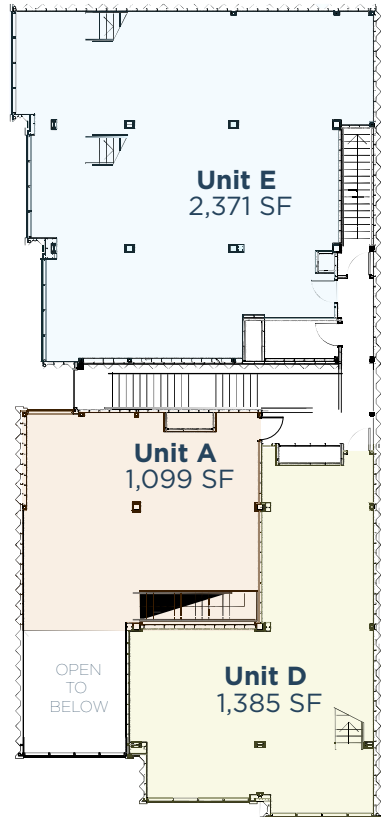
CDNGLOBAL[®]
Commercial Real Estate Advisors

FLOOR PLANS

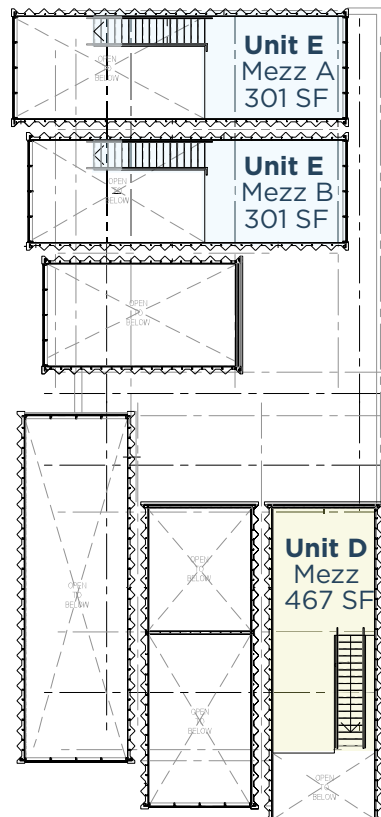
MAIN FLOOR



2ND FLOOR



MEZZANINE



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available

MAIN FLOOR

Unit A: 1,545 SF - (1 of 2)

Unit B: 1,471 SF

Unit C: 2,210 SF

SECOND FLOOR

Unit A: 1,099 SF - (2 of 2)

Unit D: 1,385 SF + 467 SF mezzanine

Unit E: 2,371 SF + 301 SF(x2) mezzanine

Additional Demising Options Available

Q1 2027 Completion (Est.)

Availability

Net Rate

Op Costs

Building Size

Zoning

Parking

Market

\$20.00 PSF (Est. 2025)

12,000 SF

C-Core 1

Street Parking

PROPERTY FEATURES

- **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.



PHOTO GALLERY



SOUTH FACADE



VIEW FROM SOUTH-WEST



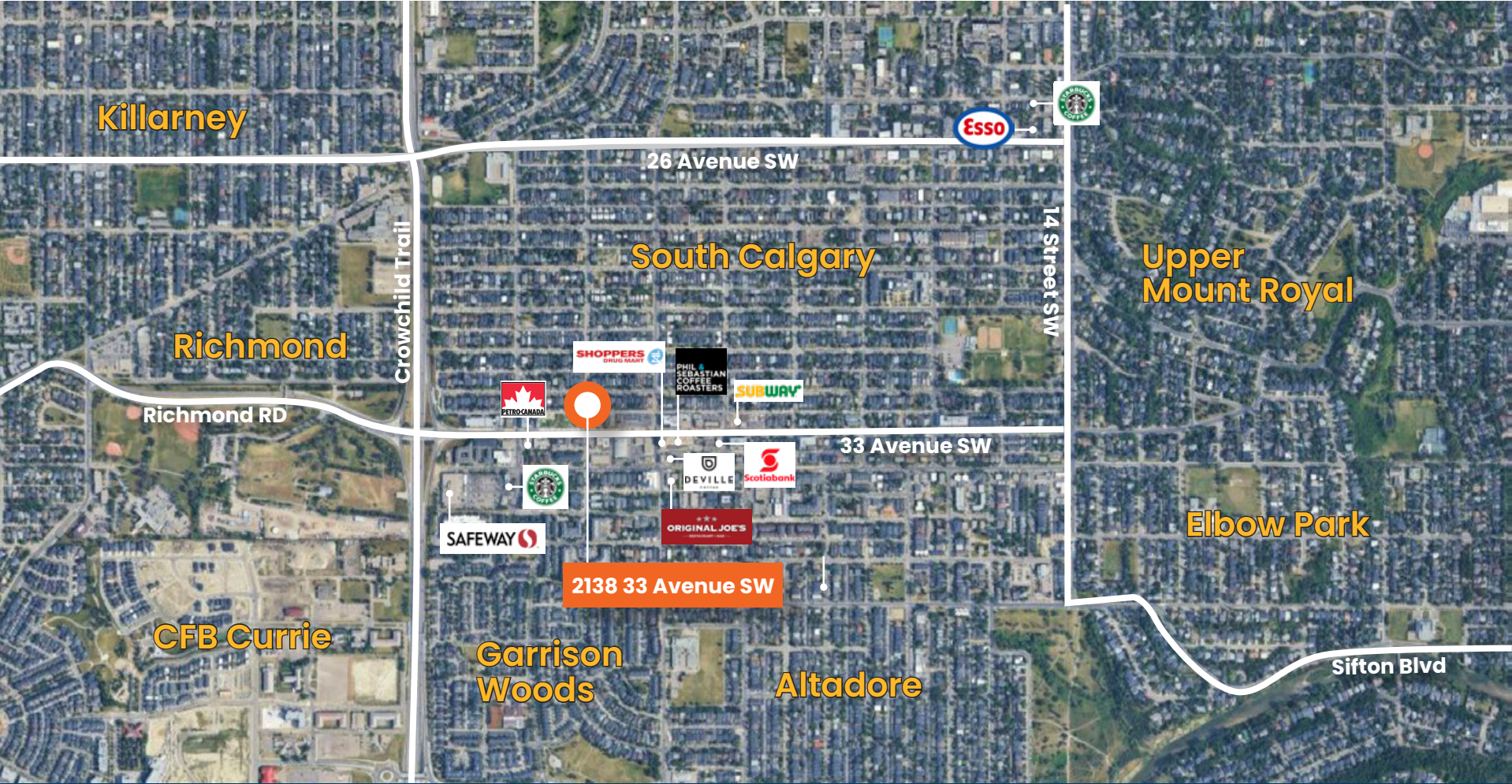
WEST FACADE



VIEW FROM NORTH-WEST



LOCATION



Neighbourhood
South Calgary



Population 3km
96,700



Drive Times
Downtown: **9 minutes**
Stoney Trail: **10 minutes**



Prime Location



Bus / Train Routes



Walk score or Walkable



Household Income
\$93,921



Median Age
38.3

Traffic Count
31,000 VPD | 33 Ave & Crowchild
22,000 VPD | 33 Ave & 21 Street



Grocery & Shopping



Retail Shops or Shopping



This communication is for general information only and should not be relied upon. CDNGLOBAL accepts no liability for any loss or damage resulting from the use of or reference to this document's contents or external links. This message is not intended to induce a breach of any agency agreement. Reproduction or distribution of this communication, in whole or in part, requires prior written approval from CDNGLOBAL© 2026.



Mahmud Rahman *President | Retail Division*
403.681.8830 | mrahman@cdnglobal.com



Randy Wiens *Senior Associate | Retail Division*
403.519.5062 | rwiens@cdnglobal.com

5740 2 Street SW, Suite 102, Calgary, Alberta T2H 1Y6 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors