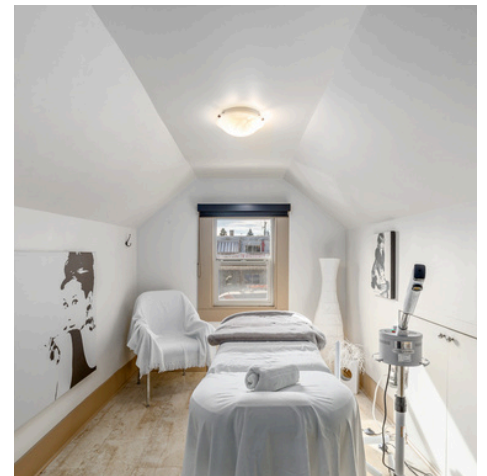




2032 34 Avenue SW
Modern Marda Loop



A **versatile** commercial space in a **desirable** inner city location.

This mixed-use commercial space is the perfect opportunity for business owners/investors looking to open up shop in an attractive inner city neighbourhood! Situated in the heart of South Calgary, this 1,100+ SF home-turned-office is located directly along the newly developed shops at Avenue Thirty Four; a prominent Marda Loop hot spot attracting customers from all corners of the city. Zoned for Mixed Use with an Active Frontage that enables plenty of foot traffic and exposure. The current property layout includes a main floor featuring a bright reception area, open storefront/display room, two treatment rooms, kitchen/staff area, and washroom. Upstairs offers two more treatment rooms, with storage and laundry in the 600 SF basement. Out back, enjoy a charming porch space and three exclusive parking stalls.

Property Features

- 1,122 SF
- Zoned Mixed Use
- \$14,073 Annual Taxes
- Private Backyard/Patio Space
- Full Kitchen, Laundry, Storage and Bathroom
- 3 Private Offices/Studios/Clinical Rooms
- 3 Private Parking Stalls

Selected To Show the **Best** of **Calgary**

Centered around a beautiful private lake, the community offers scenic walking paths, sandy beaches, and a strong sense of connection among neighbors. Whether you're paddleboarding in summer, skating in winter, or enjoying a relaxed evening by the firepit, Auburn Bay blends active outdoor living with cozy, small-town charm, all just minutes from urban conveniences.

● Restaurants & Cafes

- Boogie's Burgers Marda Loop
- Original Joe's
- DEDICATE Healthy Kitchen
- Big Fish & Open Range
- Le Comptoir, by François
- COBS Bread
- Sammie
- Marda Loop Brewing Company Inc.
- Annabelle's Kitchen Marda Loop
- Fresh Kitchen
- Diner Deluxe
- Merchants Restaurant
- La Duperie Marda Loop
- Bonjour Shops Inc.
- Brooklyn Dumpling Shop
- POKENROLL
- Belmont Diner Marda Loop
- Village Ice Cream

● Education

- Scholars of Calgary Marda Loop
- Montessori Education Centre
- Dr. Oakley School
- Alliance Française Calgary

● Gym & Fitness

- F45 Training Marda Loop
- UNDRGRND Movement
- Orangetheory Fitness
- YogaMcc Marda Loop
- Club Pilates
- EverFlex Fitness
- GoPerformance Fitness Lab
- ATHA Hot Yoga
- Intrinsi
- Freebird Pilates
- Ballet Beats® Calgary

● Health & Wellness

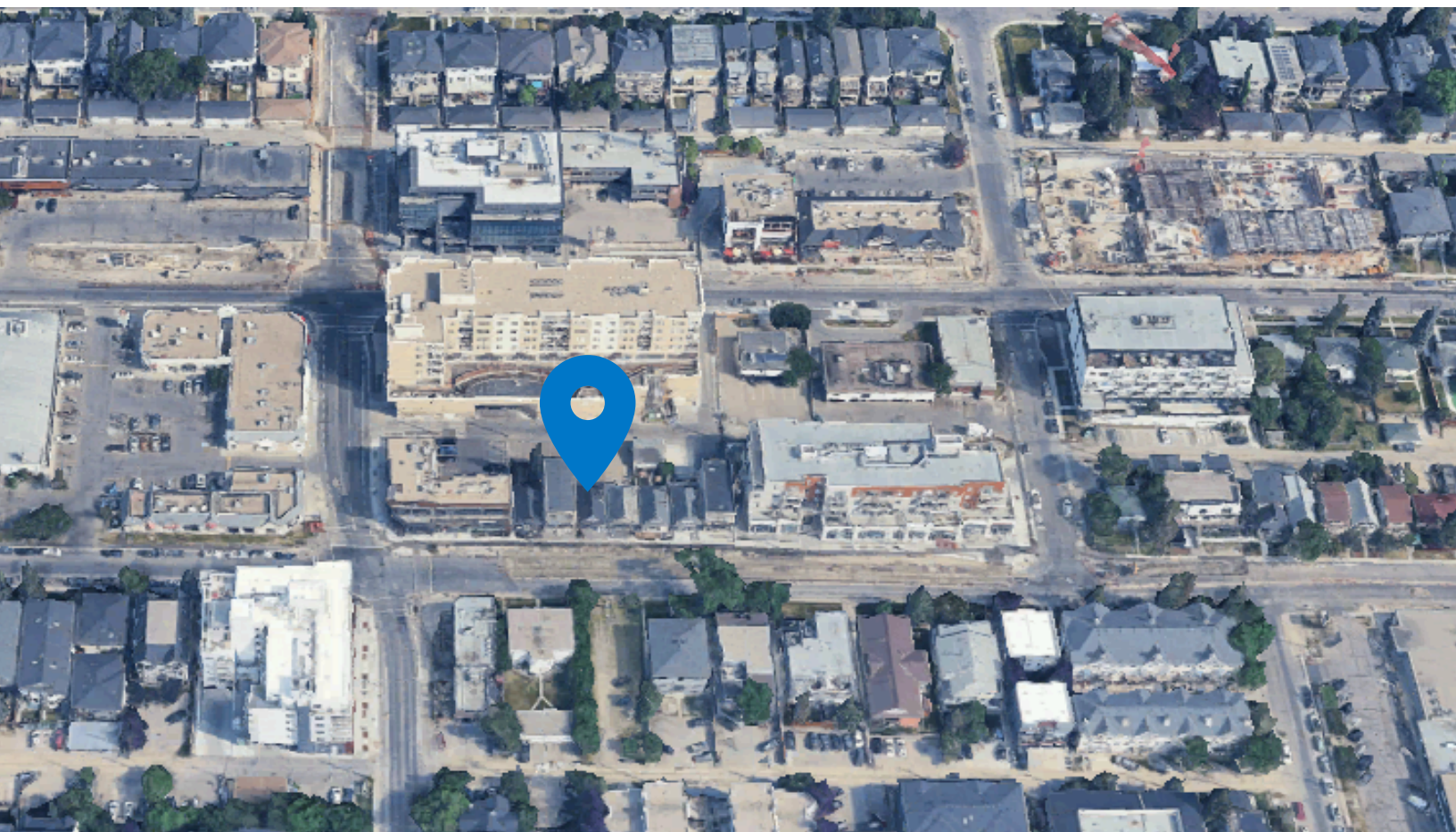
- FYidoctors
- Chew Chew Pediatric Dentistry
- Redox Sauna & Float Spa
- Eye Gallery

● Parks & Recreation

- Flanders Park
- Kiwanis Park
- River Park
- Peony Park

● Shopping

- The Shops at Avenue Thirty Four
- Sunday State
- Marda Loop Village
- Gateway Garrison Woods





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