

LIANG

COMMERCIAL

CENTURY 21

Bravo Realty

Dan Duong

587-888-3883

danduong@liangcommercial.ca

Commercial Property at Marda Loop

2136 33 Ave SW

CALGARY, ALBERTA



FOR SALE

Owner Operator or Investment Opportunity

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■ PROPERTY OVERVIEW

ADDRESS 2136 33 Ave SW

ZONING MU-2f3.0h16

BUILDING SIZE 5,547 SF

LOT SIZE 50 x 118

YEAR BUILT 1985

PROPERTY TAXES \$32,742.90 (2025)

ASKING PRICE \$2,990,000.00

Contact for Rent Roll

For more information,
please contact:



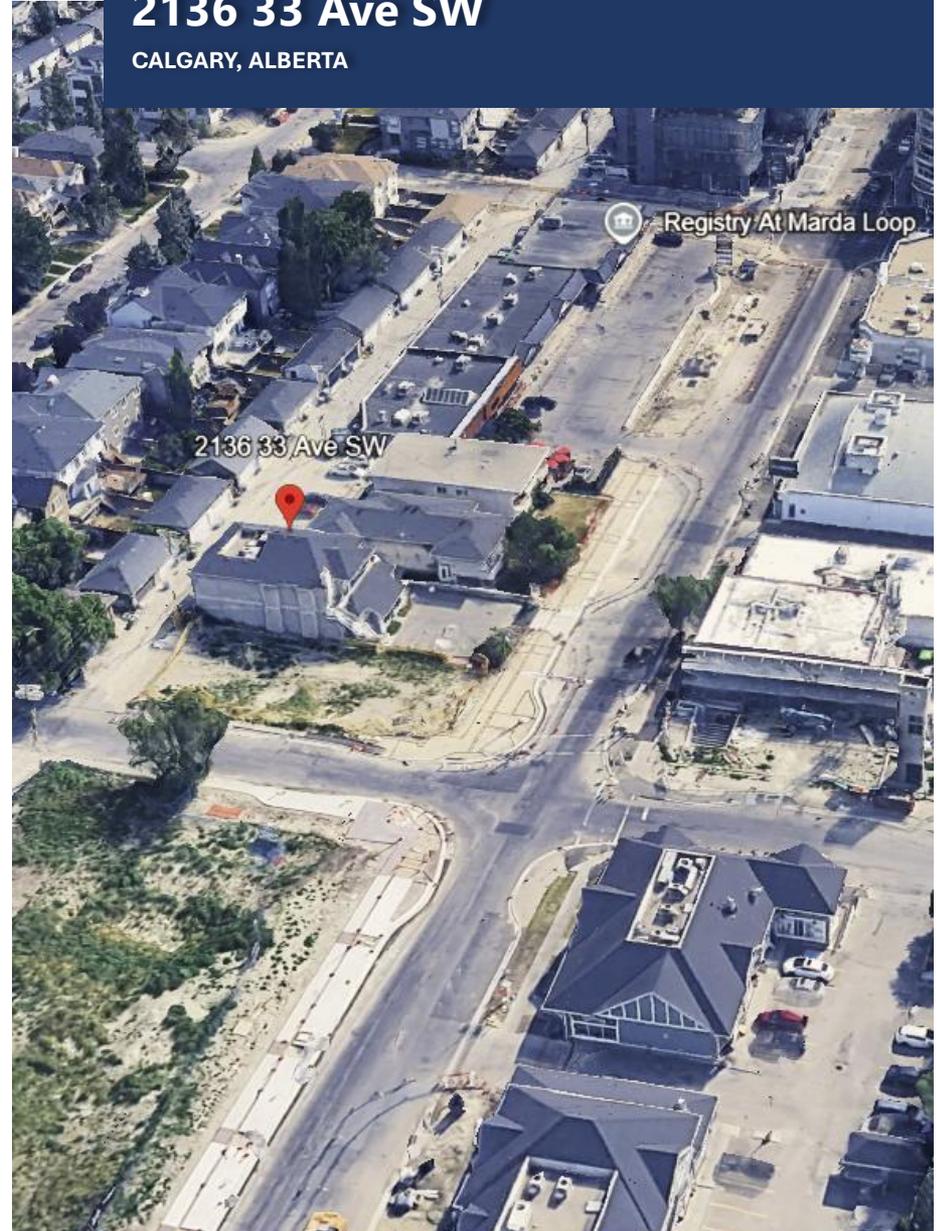
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CALGARY, ALBERTA



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2136 33 Ave SW
CALGARY, ALBERTA

**Fully
Leased**

Vibrant
community of
Marda Loop

Minutes
away from
**downtown
and SW**

Nearby
**shopping,
grocery stores
and other
amenities**

Zoned
MU-2f3.016



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CALGARY, ALBERTA



FOR SALE



Secure a prime, free-standing building in the heart of Marda Loop. This fully-leased, multi-tenant property offers a stable, passive investment. Benefit from exceptional visibility on 33rd Ave SW, high foot traffic, and a walkable lifestyle hub. A rare chance to anchor yourself in one of Calgary's most vibrant communities.

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