



**GRASSROOTS**  
REALTY GROUP

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2136 33 Avenue SW  
Calgary, Alberta

MLS # A2264895



**\$2,999,000**

Division: Richmond

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,899 sq.ft.

Zoning: MU-2 f3.0h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

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.