



GRASSROOTS
REALTY GROUP

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1829 33 Avenue SW
Calgary, Alberta

MLS # A2279020



\$250,000

Division:	Altadore
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	558 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Equipment list of store (provided by selling agent)

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, cafe, or food service concept in a sought-after neighborhood. Turnkey potential in an exceptional location with significant growth and branding opportunities.