



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1829 33 Avenue SW  
Calgary, Alberta

MLS # A2327470



**\$178,900**

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: all equipment in the store "AS IS"

Outstanding opportunity to own or lease a well-located ice cream shop in the heart of Marda Loop, one of Calgary'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 foodservice concept in a sought-after neighborhood. Turnkey potential in an exceptional location with significant growth and branding opportunities.