

Up to 3,500 sf

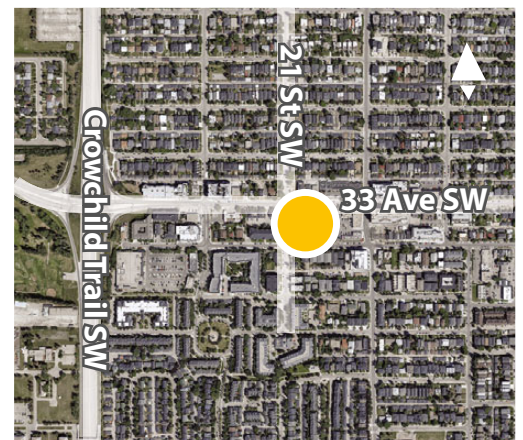
2nd floor retail/medical

Conceptual  
Development

## 2ND FL. RETAIL / MEDICAL SPACE IN MARDA LOOP FOR LEASE

2137 33 Avenue SW  
Calgary

- » Brand-new development coming Q3 2026
- » Prime Marda Loop location with excellent access.



**Andrew Sherbut**, VICE PRESIDENT – RETAIL SERVICES, PARTNER

c: 403-607-1819 • o: 403-290-0178 • [asherbut@barclaystreet.com](mailto:asherbut@barclaystreet.com)

**Myles Scheske**, SR. ASSOCIATE, RETAIL SERVICES

c: 403-968-9859 • o: 403-290-0178 • [mscheske@barclaystreet.com](mailto:mscheske@barclaystreet.com)

**Richard Lewis**, SR. ASSOCIATE, INVESTMENT SALES

c: 403-703-8474 • o: 403-290-0178 • [rlewis@barclaystreet.com](mailto:rlewis@barclaystreet.com)



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## Marda Loop Area Redevelopment

Marda Loop is undergoing major redevelopment to become a

vibrant, successful area that will cater to both residents and visitors alike.

Through mixed-use development and modest increases in density, the area will incorporate a desirable mix of residences, shops, and offices that enhance the livability of the area during the day and at night.

The area will feature a pleasant, walkable public realm with wide sidewalks, street trees, attractive lighting and street furniture. Marda Loop will continue to be a desirable place to live, work, and play.

- » Second-floor space in a modern, professionally designed building
- » Situated in the heart of Marda Loop – one of Calgary's most vibrant and sought-after neighbourhoods.
- » Surrounded by amenities – cafés, restaurants, retail boutiques, fitness studios, and personal services
- » Convenient and easy connections to Crowchild Trail, 14th Street SW and downtown.

## LEASE INFORMATION

ADDRESS: 2137 33rd Avenue SW, Calgary

AVAILABLE FOR LEASE:

Up to 3,500 sq. ft. – 2nd floor

AVAILABILITY:

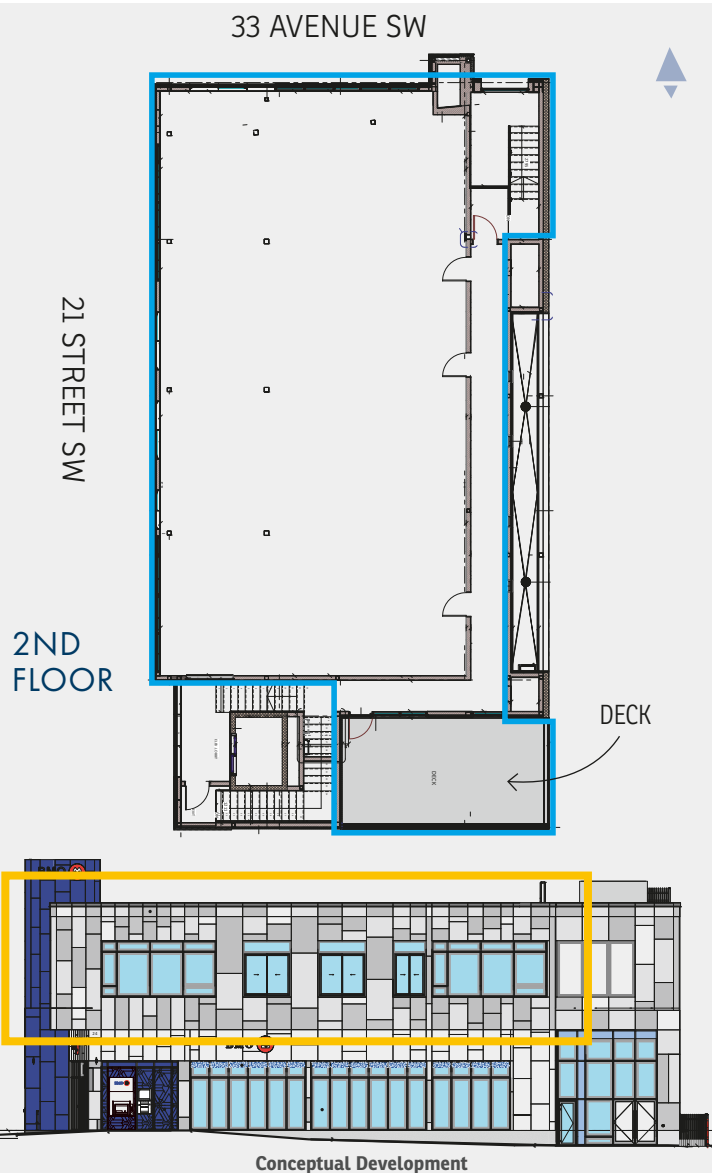
Currently under construction

Scheduled for occupancy – Q3 2026

OP. COSTS AND TAXES:

\$20.00 per sq. ft. (est.)

NET RENT: Market



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