

**1829 33 Avenue SW
Calgary, Alberta****MLS # A2279020****\$273,999****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.