



1-833-477-6687  
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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:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**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'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.