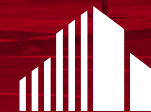


GATEWAY 33

FOR LEASE

**2232 33 AVENUE SW
CALGARY, AB**



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

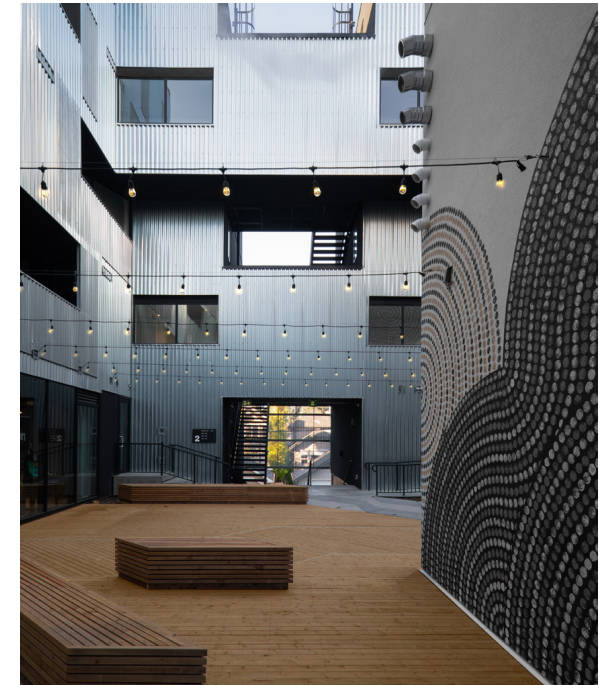
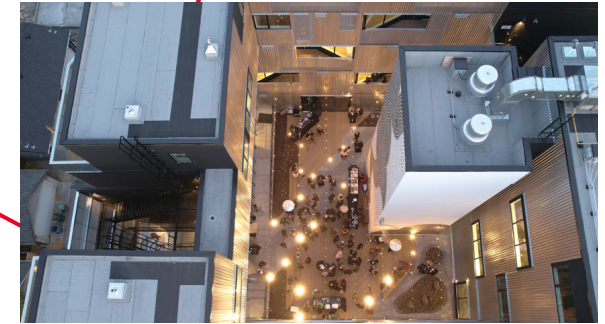
Address	2232 33 Avenue SW, Calgary, AB
Available Units	Unit 7: 2,177 SF
Lease Rates	Market
Operating Costs	\$20.50 PSF (est. 2026)
Parking	Underground commercial stalls Ample street parking
Zoning	MU-2
Occupancy	Immediately

Gateway 33 is a new 6 storey development in the heart of Marda Loop - one of Calgary's most prominent trade areas.

Adding to the unique landscape of Marda Loop, Gateway 33 boasts a beautiful open space and businesses accessible from 33rd Ave creating a new dimension to the street and sidewalk.

Gateway 33 is surrounded by Altadore, one of Calgary's most desirable residential communities.

LOCATION



POPULATION
205,004



AVERAGE HOUSEHOLD
INCOME
\$138,299.9

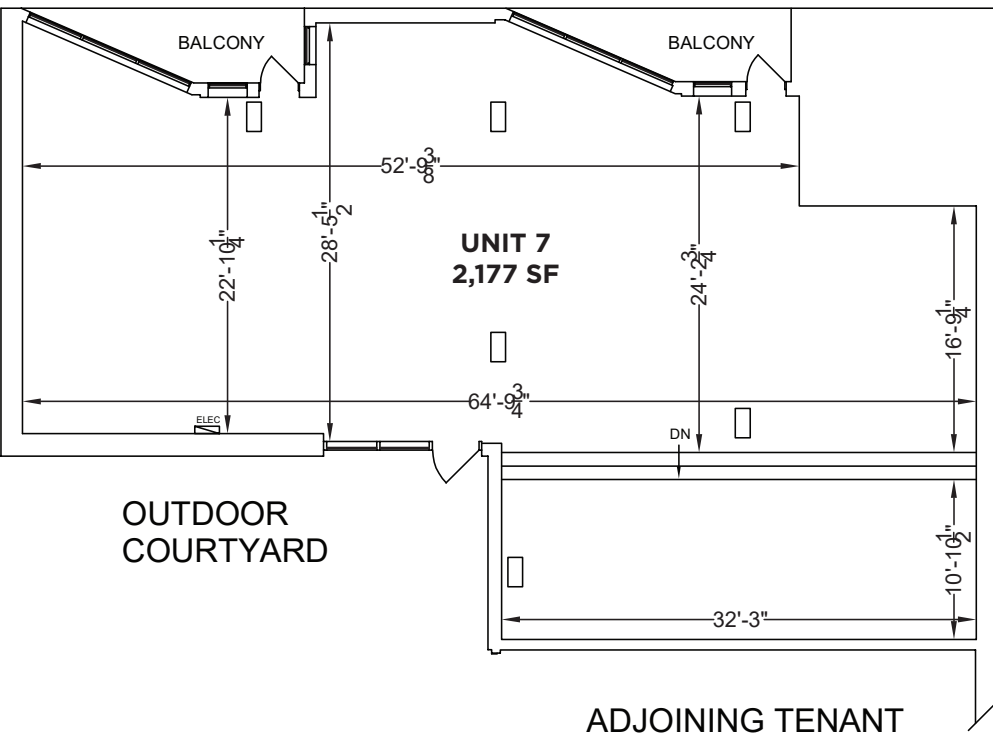


MEDIAN AGE
39.6

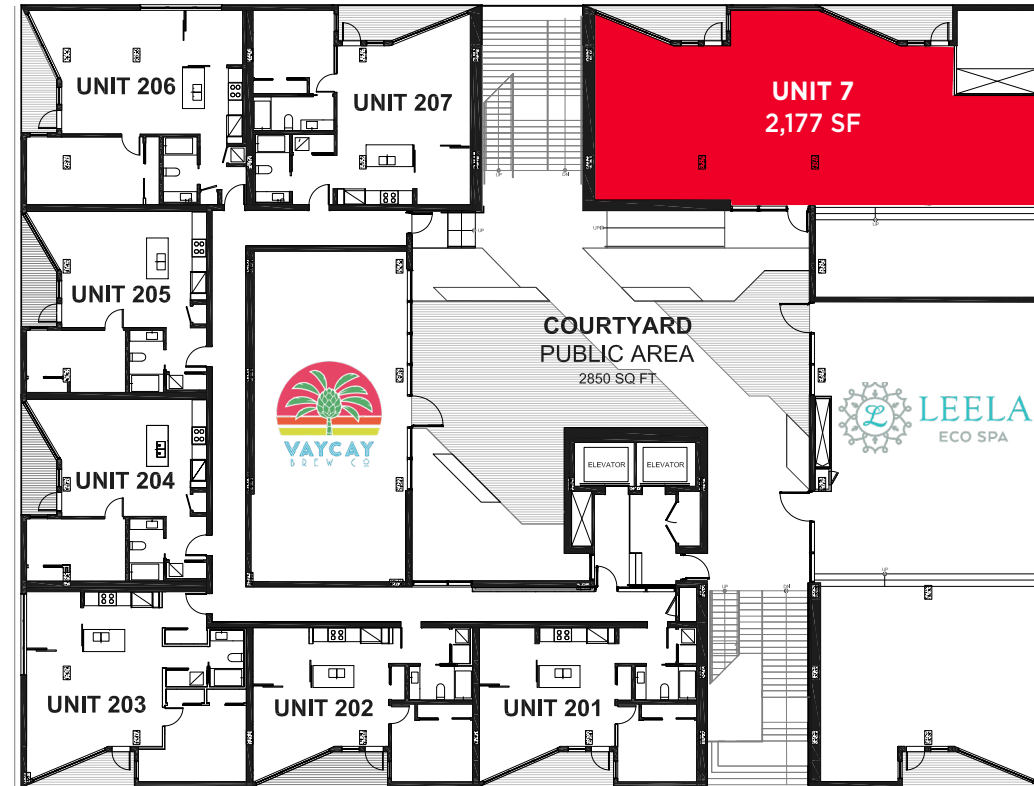
**within 5km radius*

FLOOR PLANS

UNIT 7 | 2,177 SF



GROUND FLOOR



COURTYARD

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