

# \$79,000 - 7, 2008 34 Avenue Sw, Calgary

MLS® #A2221816

**\$79,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South Calgary, Calgary, Alberta

Bakery & Café Business for Sale – Prime Marda Loop Location. An excellent opportunity to own a fully equipped bakery and café in the vibrant and highly desirable Marda Loop area. This business asset sale includes all existing equipment, such as display shelving, refrigeration units, and freezers, providing a turnkey operation. Currently functioning as a franchise bakery and café, the business offers the flexibility to continue under its established brand or to be rebranded to align with your unique concept, subject to landlord approval. With the Marda Loop redevelopment scheduled for completion this year, the area is poised for increased foot traffic and strong retail growth. Whether you're an experienced operator or a new entrepreneur, this is a rare chance to establish your presence in one of Calgary's most dynamic retail corridors. Please note that a commercial kitchen, including a canopy, is NOT installed

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2221816   |
| Price      | \$79,000   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2005       |
| Type       | Commercial |



|          |          |
|----------|----------|
| Sub-Type | Business |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7, 2008 34 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 6N9              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 166            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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