

THE GRYPHON

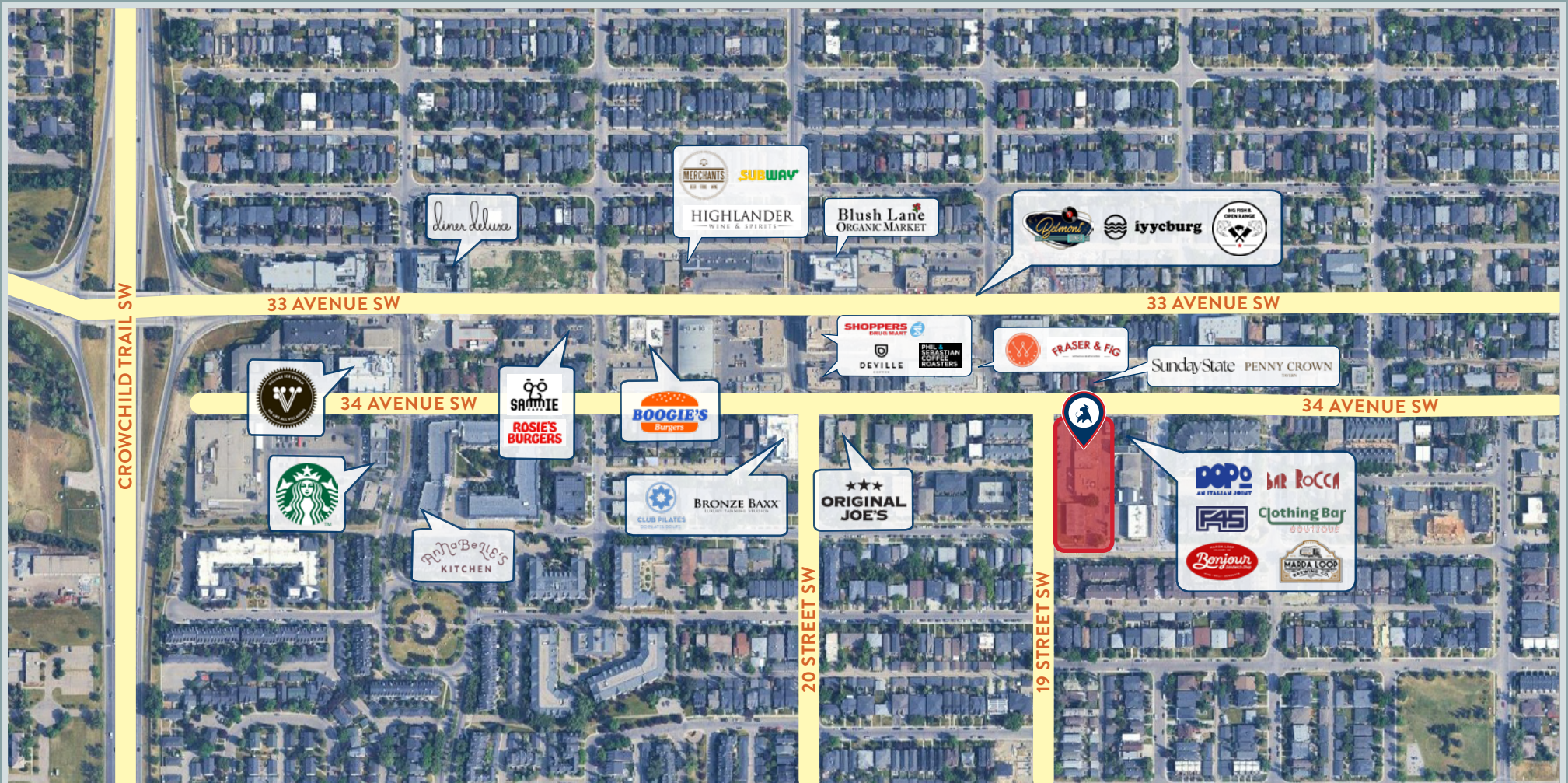
RETAIL FOR LEASE IN MARDA LOOP



19TH ST & 34TH AVE SW, CALGARY AB

LOCATION

The Gryphon is in the heart of Marda Loop - one of Calgary's most dynamic and sought-after dining and shopping destinations. 33rd and 34th Avenue SW, with 200+ retailers, brings together local restaurants, cafés, and everyday amenities that attract people from across the city.





CENTRE AREA

Site Area: 44,595 Square Feet
Retail Area: 6,067 Square Feet

RESIDENTIAL

191 units

COMPLETION

Spring 2028

DEVELOPER

Mancal Properties Inc

ZONING

Mixed-Use Commercial

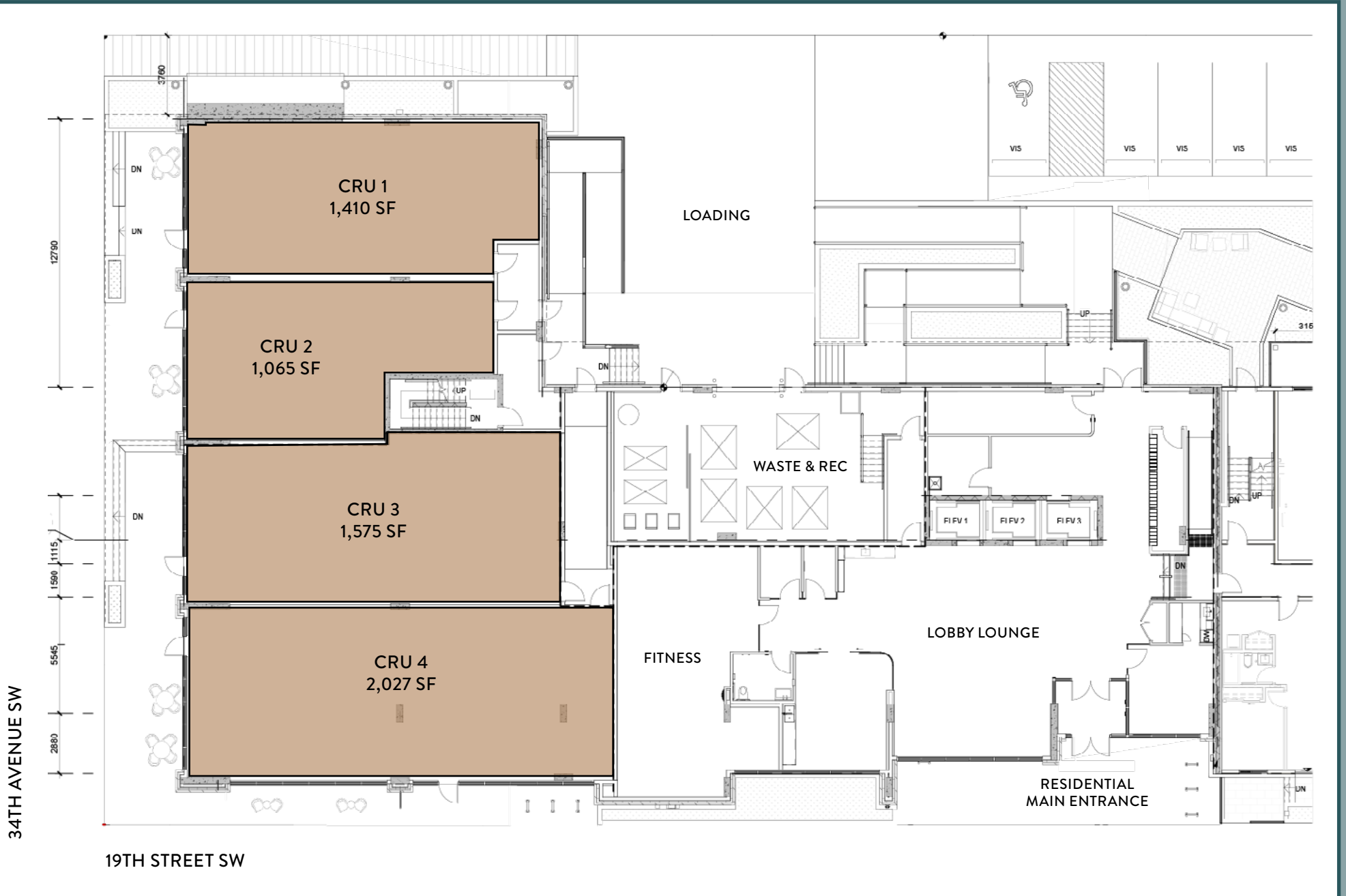
PARKING

surface and street parking available

PHASE 1 TARGETED USES

full service restaurant, breakfast, quick-service restaurant, beauty & wellness, financial, specialty food, curated goods

FLOORPLAN





MARDA LOOP ENERGY



THE DEVELOPER: MANCAL PROPERTIES

Gryphon Marda Loop Inc. is a wholly-owned subsidiary of Mancal Properties Inc. Mancal Properties is a privately owned real estate company with strong roots in Alberta and a growing presence across strategic Canadian and U.S. markets. Since 1999, the company has built a diverse portfolio spanning land, industrial, retail, multi-residential and office assets, with holdings totalling over 1.3 million square feet.

Guided by an experienced team with over 100 years of combined real estate expertise, Mancal oversees projects from concept to completion with a focus on thoughtful investment, enduring design and long-term community value.

As the developer behind The Gryphon, Mancal brings a proven track record of creating high-quality spaces that support vibrant, connected neighbourhoods.





WHERE MARDA LOOP LIVES

COMING IN SPRING 2028

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