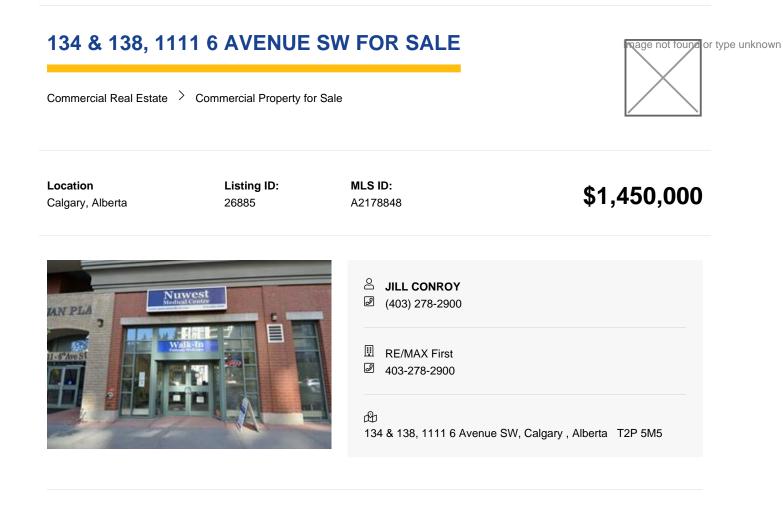


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Transaction Type For Sale

Subdivision Downtown West End

Property Type Commercial

Building Area (Sq. Ft.) 1969.00

Restrictions None Known Days On Market

Year Built 2005

Property Sub Type Mixed Use

Building Area (Sq. M.) 182.92

Reports None **Zoning** DC

Structure Type Mixed Use

Legal Plan 0511941

Inclusions All Furniture

Welcome to a unique investment opportunity in the vibrant West End of Calgary! This meticulously maintained, turnkey medical office condo offers a blend of modern amenities and professional charm, making it an ideal setting for healthcare practitioners or investors seeking a prime location with high visibility. Key Features: Turnkey Condition: Fully equipped and operational medical office space, ready for immediate occupancy. Benefit from high-quality fixtures, modern medical equipment, and a welcoming reception area. Prime Location: Situated in a high-traffic area of Calgary's West End, this condo provides excellent exposure and accessibility for clients. Nearby amenities include retail shops, cafes, and public transit options. Functional Layout: The welldesigned floor plan includes multiple examination rooms, a spacious treatment area, private offices, and a comfortable waiting room. The space is optimized for efficiency and patient comfort. Modern Design: Contemporary finishes throughout, including upgraded flooring, stylish lighting, and climate control systems. The design fosters a professional atmosphere conducive to providing exceptional care. Ample Parking: Dedicated parking spaces are available for both staff and clients, ensuring convenience and ease of access. Professional Community: Join a thriving community of medical and professional services. The building itself is wellmaintained, with high standards of cleanliness and security. Investment Potential: With a strong demand for medical office space in the area, this condo offers excellent investment potential and the possibility of long-term appreciation. This is a rare opportunity to acquire a high-quality medical office space in one of Calgary's most sought-after locations. Whether you're an established practitioner looking to expand or an investor seeking a valuable addition to your portfolio, this property meets both criteria with style and functionality.

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