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## 134 & 138, 1111 6 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
26885


**MLS ID:**  
A2178848

**\$1,450,000**



 **JILL CONROY**  
 (403) 278-2900

 **RE/MAX First**  
 403-278-2900

  
134 & 138, 1111 6 Avenue SW, Calgary , Alberta T2P 5M5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 167	<b>Zoning</b> DC
<b>Subdivision</b> Downtown West End	<b>Year Built</b> 2005	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0511941
<b>Building Area (Sq. Ft.)</b> 1969.00	<b>Building Area (Sq. M.)</b> 182.92	<b>Inclusions</b> All Furniture
<b>Restrictions</b> None Known	<b>Reports</b> None	

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 well-designed 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 well-maintained, 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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