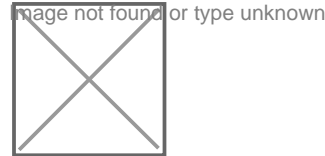


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## CHILD CARE FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Calgary, Alberta


**Listing ID:**  
32219


**MLS ID:**  
A2258946

**\$7,140,000**



 **GAYATRI SHARMA**  
 (403) 719-0900

 MaxWell Central  
 403-719-0900

  
19650 Walden Boulevard SE, Calgary , Alberta T2X0M7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 192	<b>Business Type</b> Child Care
<b>Zoning</b> C-C1	<b>Subdivision</b> Walden	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2026	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2412397	<b>Building Area (Sq. Ft.)</b> 10200.00
<b>Building Area (Sq. M.)</b> 947.60	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Exceptional Pre-Construction Sale Opportunity waits – DAYCARE Prime Commercial location in Walden Blvd SE, Seize this rare opportunity to own premium commercial space in a brand-new retail plaza, ideally located in the heart of Walden, one of Calgary's fastest-growing communities. Location: Second floor, high-visibility units on bustling Walden Blvd Price: Only \$700 per sq ft – an unbeatable value for this prime location approved for rooftop playground approx 4400 sq feet perfect for childcare/daycare use, status Pre-construction Strategic Location Features: High exposure with excellent foot traffic and visibility Surrounded by residential neighborhoods, schools, and amenities easily accessible with ample parking Ideal for a Variety of Businesses, including: Daycare Centre (City-approved rooftop playground!), Barber Shop / Hair Salon Restaurant / Pizza Store / Vape Shop / Veterinary / Optometrist / Grocery Store and many more. This opportunity is perfect for those looking to establish a business in a growing community.

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