

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:**  
33397

**MLS ID:**  
A2276567

**\$1,390,000**



 **ED KWAN**  
 (403) 397-6667

 **First Place Realty**  
 403-547-8401

 220, 634 6 Avenue SW, Calgary, Alberta T2P 0S4

A rare opportunity to own a specialized commercial unit with real estate ownership in the core of Downtown Calgary. This 1,680 sq. ft. purpose-built space features brand-new, high-end interior renovations and customized construction, designed to accommodate professional and institutional uses. The unit is fully equipped with completed fire suppression and mechanical systems, allowing for immediate occupancy and minimizing future capital costs. Directly connected to the +15 walkway system, it offers exceptional accessibility and year-round convenience. Ideal for medical clinics, educational uses, or senior care services, this asset combines prime location, turnkey readiness, and long-term value in one of Calgary's most desirable downtown corridors. Monthly condo fee: \$1,678

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.