

# \$2,390,000 - N/A, Calgary

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MLS® #A2225293

**\$2,390,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Exceptional opportunity to acquire a thriving, fully licensed daycare center in a sought-after, family-oriented in DOWNTOWN neighborhood. This beautifully renovated 2,869 sq ft facility is meticulously maintained and offers a true turnkey solution for childcare professionals or investors.

Licensed for 73 children and currently operating near capacity with 64 enrolled in June & 65 enrolled in July, the center generates consistent, reliable cash flow. Thoughtfully designed for efficiency and compliance, the layout includes multiple age-appropriate classrooms, a secured entry, director's office, well-equipped kitchen, ample storage, and child-sized city-compliant restrooms.

Outstanding lease terms: Low monthly rent of just \$6,275, including all utilities except electricity (approx. \$250/month). The facility is fully equipped and move-in ready—ideal for owner-operators or those expanding an existing childcare brand.

The outdoor space features a fully fenced playground with safe, age-specific equipment, creating a fun and secure environment for children. Interiors are bright, modern, and fully compliant with all local childcare regulations. Additional highlights include on-site parking for easy drop-off/pick-up, excellent street visibility, and proximity to residential communities, schools, and major commuter routes. Zoned and licensed for childcare use, this facility offers a rare combination of value, stability,



and growth potential.  
Whether you're an experienced provider or a new entrepreneur, this turnkey business is ready to support your success from day one.

Built in 1974

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2225293    |
| Price      | \$2,390,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1974        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

**Community Information**

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 86             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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