

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

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	51

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.