

# \$1,450,000 - 134 & 138, 1111 6 Avenue Sw, Calgary

MLS® #A2178848

**\$1,450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown West End, Calgary, Alberta

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.

Built in 2005

**Essential Information**

MLS® #	A2178848
Price	\$1,450,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	134 & 138, 1111 6 Avenue Sw
Subdivision	Downtown West End
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5M5

**Amenities**

Parking Spaces	1
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**Additional Information**

Date Listed	November 12th, 2024
Days on Market	171
Zoning	DC

**Listing Details**

Listing Office	RE/MAX First
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