

\$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
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Additional Information

Date Listed	May 29th, 2025
Days on Market	41

Listing Details

Listing Office	CIR Realty
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