

\$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
----------------	---

Additional Information

Date Listed	November 12th, 2024
Days on Market	170
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.