

\$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

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|----------------|---------------------|
| Date Listed | November 12th, 2024 |
| Days on Market | 168 |
| Zoning | DC |

Listing Details

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



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