

\$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

Affordability Grant Participating Profit Daycare Centre â€™ Downtown Calgary near C-Train!! An outstanding opportunity to acquire a thriving, fully licensed daycare centre in a highly desirable Downtown Calgary location near the C-Train. This beautifully renovated 2,869 sq ft facility is well maintained and offers a true turnkey solution for childcare professionals or investors. Licensed for over 70 children and operating with consistent enrolment, the centre demonstrates stable performance with support from Albertaâ€™s Affordability Grant program. The thoughtfully designed layout includes multiple age-appropriate classrooms, secure entry, a directorâ€™s office, a fully equipped kitchen, storage, and child-sized restrooms that meet city standards. Lease terms are highly attractive: approximately \$6,275/month including all utilities except electricity (approx. \$250/month). Fully equipped and move-in ready, the centre is ideal for both owner-operators and those looking to expand an existing childcare brand. The outdoor space features a fully fenced playground with age-specific equipment, creating a fun and secure environment for children. Interiors are bright, modern, and in good standing with childcare licensing requirements. Additional highlights include on-site parking for convenient drop-off and pick-up, excellent street visibility, and close proximity to residential communities, schools, and major commuter routes. This centre offers a rare



combination of Affordability Grant participation, strong enrolment, and a prime location. Whether you are an experienced operator 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	119

Listing Details

Listing Office	CIR Realty
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