



**GRASSROOTS**  
REALTY GROUP

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6, 1015 Centre Street NW  
Calgary, Alberta

MLS # A2303462



**\$649,900**

**Division:** Crescent Heights

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,060 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Turn-key professional commercial condominium unit with full clinical infrastructure. Currently operating as an established aesthetics clinic, this impeccably maintained 1,060 square foot suite presents a rare opportunity for medical, wellness, or high-end aesthetics users seeking a fully built-out space. Positioned along the high-exposure Centre Street NW corridor, the unit has been thoughtfully designed to support multiple practitioners while maintaining a refined, boutique atmosphere. The layout features eight private treatment rooms, each equipped with its own sink; an extensive and costly infrastructure upgrade. The space is anchored by a polished front reception and client waiting area that delivers a strong first impression. A central hallway provides efficient circulation, complemented by a private two-piece bathroom and a dedicated laundry and utility room to support daily operations. Dual access points enhance functionality, with a welcoming front entrance for clients and a separate rear exit ideal for staff and deliveries. Two assigned underground parking stalls are included, offering added convenience in this highly accessible inner-city location. This is a rare opportunity to secure a fully plumbed, high-density professional space in a prime Calgary corridor, with immediate usability and long-term flexibility.