



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

134 & 138, 1111 6 Avenue SW
Calgary, Alberta

MLS # A2178848



\$1,450,000

Division: Downtown West End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,969 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All Furniture

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.