# \$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

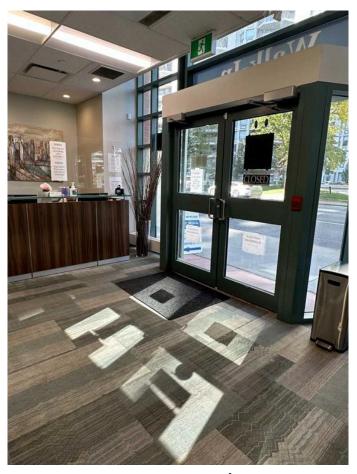
#### **Additional Information**

Date Listed November 12th, 2024

Days on Market 172 Zoning DC

**Listing Details** 

Listing Office RE/MAX First



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