



GRASSROOTS
REALTY GROUP

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**19650 Walden Boulevard SE
Calgary, Alberta**

MLS # A2258946

\$7,140,000

Division: Walden

Type: Retail

Bus. Type: Child Care

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,200 sq.ft.

Zoning: C-C1



Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional Pre-Construction Sale Opportunity waits – DAYCARE Prime Commercial location in Walden Blvd SE, Seize this rare opportunity to own premium commercial space in a brand-new retail plaza, ideally located in the heart of Walden, one of Calgary's fastest-growing communities. Location: Second floor, high-visibility units on bustling Walden Blvd Price: Only \$700 per sq ft – an unbeatable value for this prime location approved for rooftop playground approx 4400 sq feet perfect for childcare/daycare use, status Pre-construction Strategic Location Features: High exposure with excellent foot traffic and visibility Surrounded by residential neighborhoods, schools, and amenities easily accessible with ample parking Ideal for a Variety of Businesses, including: Daycare Centre (City-approved rooftop playground!), Barber Shop / Hair Salon Restaurant / Pizza Store / Vape Shop / Veterinary / Optometrist / Grocery Store and many more. This opportunity is perfect for those looking to establish a business in a growing community.