



**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:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Exceptional Pre-Construction Sale Opportunity waits &ndash; 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 &ndash; 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.