



**MLS # A2261186**

**Calgary, Alberta**



**\$2,190,000**

<b>Division:</b>	Calgary	<b>Addl. Cost:</b>	-
<b>Type:</b>	Business	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	Child Care	<b>Utilities:</b>	-
<b>Sale/Lease:</b>	For Lease	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	-
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	-
<b>Size:</b>	2,869 sq.ft.		
<b>Zoning:</b>	-		
<b>Heating:</b>	-		
<b>Floors:</b>	-		
<b>Roof:</b>	-		
<b>Exterior:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Inclusions:</b>	N/A		

An outstanding opportunity to acquire a thriving, fully licensed daycare centre in a highly desirable Downtown Calgary location near the C-Train. This beautifully renovated 2,869 sq ft facility is well maintained and offers a true turnkey solution for childcare professionals or investors. Licensed for over 70 children and operating with consistent enrolment, the centre demonstrates stable performance with support from Alberta's Affordability Grant program. The thoughtfully designed layout includes multiple age-appropriate classrooms, secure entry, a director's office, a fully equipped kitchen, storage, and child-sized restrooms that meet city standards. Lease terms are highly attractive: approximately \$6,275/month, which includes all utilities. The only additional cost is electricity, averaging under \$250/month. Fully equipped and move-in ready, the centre is ideal for both owner-operators and those looking to expand an existing childcare brand. The outdoor space features a fully fenced playground with age-specific equipment, creating a fun and secure environment for children. Interiors are bright, modern, and in good standing with childcare licensing requirements. Additional highlights include on-site parking for convenient drop-off and pick-up, excellent street visibility, and close proximity to residential communities, schools, and major commuter routes. This centre offers a rare combination of Affordability Grant participation, strong enrolment, and a prime location. Whether you are an experienced operator or a new entrepreneur, this turnkey business is ready to support your success from day one.