



**220, 634 6 Avenue SW
Calgary, Alberta**

MLS # A2276567



\$1,390,000

Division: Downtown Commercial Core

Type: Mixed Use

Bus. Type: Child Care

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,680 sq.ft.

Zoning: CR20-C20/R20

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An exceptional opportunity to own a specialized commercial unit with real estate ownership in the heart of Downtown Calgary. It was originally designed as a daycare and has the Occupancy Permit acquired. This 1,680 sq. ft. purpose-built space features three well-designed rooms and dedicated bathrooms, along with brand-new, high-end interior renovations and customized construction, making it ideal for professional and institutional uses. The unit is fully equipped with completed fire suppression and mechanical systems, enabling immediate occupancy while minimizing future capital costs. With direct access to the +15 walkway system, the property offers outstanding accessibility and year-round convenience. In addition to street parking and monthly paid parking, there are heated indoor parking spaces available at McDougall Parkade with +15 access to 634, only 1 minute walking distance. Perfectly suited for medical clinics, educational facilities, or senior care services, this turnkey asset combines prime location, operational readiness, and long-term value in one of Calgary's most desirable downtown corridors. Monthly condo fee: \$1,678