



GRASSROOTS
REALTY GROUP

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MLS # A2195975

Calgary, Alberta



\$265,000

Division: Calgary
Type: Retail
Bus. Type: Child Care
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,664 sq.ft.
Zoning: -

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

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

A rare opportunity to acquire a women-established and operated Early Learning Centre in NW Calgary. Founded in 2012 this establishment has been a pillar of quality care and education in the neighbourhood, emphasizing extensive play and exploration spaces in its large about 3664 square feet footprint. The Centre layout integrates best practices from Montessori, Reggio Emilia, and Waldorf pedagogies, as well as the FLIGHT Curriculum Framework, featuring environments rich in natural light and materials, a State-Of-The-Art Snoezelen/multi-sensory room, and diverse educational resources. Located conveniently near transit hubs and essential amenities, the business boasts full accessibility features including curb-ramps, automatic doors, an accessible washroom, and ample parking including multiple accessible stalls immediately in front of the business. With the landscape of childcare evolving, this is an ideal prospect for dynamic educators ready to adapt to the latest standards and funding models, while the current owners shift their focus away from entrepreneurship towards new personal endeavours. This business presents significant growth potential. It is currently licensed as a DAYCARE but operates as a PRESCHOOL, and has potential capacity for expansion to a childcare center catering to all age groups from infants to school-age children. The facility is also well-positioned to implement an out-of-school care program, leveraging its proximity to six nearby schools offering grades K-12, and is ideally situated to expand to seasonal programming such as Daycamps. Newly-erected residential developments in the area promise a boost in family demographics. Events such as birthday parties, training, and supplementary programming (dance, yoga, music, arts etc.) have also seen success in the space, offering the opportunity to leverage

earning potential outside of direct childcare hours. While facility enhancements are possible (and might include an upgraded staff area or improved venting for diapering facilities), these require new ownership to secure the necessary permits and approvals. Any proposed enhancements and compliance with municipal, provincial, and federal regulations will be in the purview of the new owners, providing them with the opportunity to tailor the enterprise to their vision and ensure a seamless transition. The current owners desire to see the current school year to completion with their existing learning community (thru to June 30, 2025), but are ready to take on training and transition efforts with the new owners, and to that effect have the month of July available, if so desired. We look forward to connecting with Educators, Caregivers, and Business Owners who share our commitment to nurturing Calgary's youngest learners and their families, as you grow this business into its exciting and promising future.