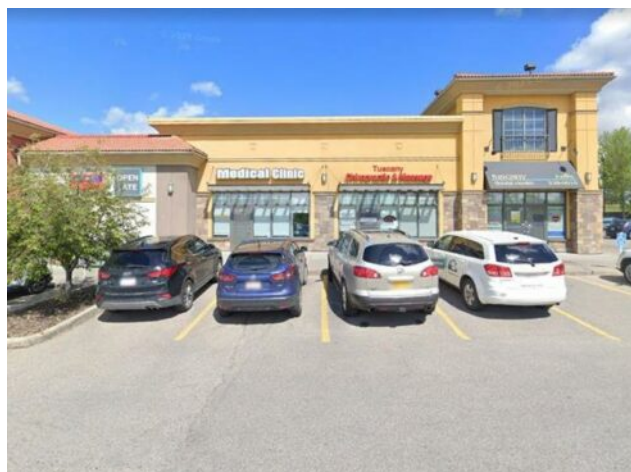


11300 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2273380



\$69,900

Division: Tuscany

Type: Business

Bus. Type: Medical

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,224 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: List of items to be presented by Seller during offer.

Turn-key medical opportunity in a high-traffic, established mixed-use complex—perfect for expanding your business portfolio. This exclusive-use medical space offers approx. 1,224 sq. ft. and is fully operational, featuring a welcoming reception area, spacious waiting room, private patient/exam rooms, and strong street frontage ideal for signage and visibility. Prime location beside a pharmacy and surrounded by complementary peri-medical businesses, providing built-in referral potential and steady foot traffic. An unbeatable opportunity for medical, wellness, or allied health professionals seeking a ready-to-go space in a thriving community.