

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123 MILLBANK ROAD SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35268


**MLS ID:**  
A2311352

**\$1,200,000**



 **MAXINE MORRISON**  
 (403) 615-9443

 Royal LePage Benchmark  
 403-253-1901

 123 Millbank Road SW, Calgary , Alberta T2Y 2Y9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> R-CG	<b>Subdivision</b> Millrise	<b>Building Type</b> Free-Standing,Home- Based,Retail,Street Level Storefront,Walk-up
<b>Year Built</b> 1991	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9011980	<b>Building Area (Sq. Ft.)</b> 2565.00
<b>Building Area (Sq. M.)</b> 238.29	<b>Lot Size (Sq. Ft.)</b> 4898	<b>Lot Size (Acres)</b> 0.11
<b>Footprint (Sq. Ft.)</b> 2378	<b>Construction Type</b> Stucco,Wood Frame	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Corner Lot,Landscaped,Near Public Transit,Near Shopping Center,No Back Lane,Steep Slope,Street Lighting	<b>Commercial Amenities</b> Compacted Yard,Daycare,Kitchen,Laundry Facility,Parking- Extra,Shower,Storage,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,Paved Road,Public,Public Transportation Nearby,Two-Way Access
<b>Inclusions</b> Fridge, electric stove, hood fan, dishwasher, washer, dryer, all window coverings	<b>Restrictions</b> See Remarks	<b>Reports</b> Floor Plans

RARE DAYCARE opportunity to purchase or lease a strategically positioned childcare conversion property in the established and family-oriented community of Millrise. This property has received DISCRETIONARY DEVELOPMENT PERMIT approval for a Child Care Service accommodating up to 30 children, conditional upon completion of required building code, municipal, and licensing improvements. This fully developed HILLSIDE BUNGALOW, currently being run as a dayhome, offers over 2,378 SF of functional interior space ideally suited for daycare operations or long-term owner-user investment. The proposed layout includes multiple childcare activity areas, outdoor play space, staff room, universal washroom accessibility, and dedicated pick-up/drop-off functionality. Fully outfitted kitchen with recent upgrades of air conditioning (2025), water softener (2025), new windows & doors (2022), and new roof (2024). Providing an excellent foundation for future improvements and operational customization. The large CORNER LOT features an expansive rear yard, side yard, existing fencing, widened driveway access with ample parking. Convenient proximity to surrounding schools, residential density, major commuter routes, and three nearby LRT stations including Fish Creek–Lacombe, Shawnessy, and Bridlewood. With daycare demand continuing to outpace supply across Calgary, properties with active discretionary approvals are increasingly difficult to secure. This offering presents a unique opportunity to significantly reduce entitlement timelines while positioning your business or investment portfolio within a high-demand childcare market. Ideal for daycare operators, investors, or owner-users seeking a near ready childcare opportunity in a mature southwest Calgary community.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.