

**Unit 915, 11501 Buffalo Run Boulevard SW
Calgary, Alberta**

MLS # A2248212



\$330,000

Division: NONE
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,200 sq.ft.
Zoning: -

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: Equipment List, Furniture, Salon Inventory

An exceptional opportunity to own a sophisticated, fully equipped hair salon and spa in Calgary's vibrant Buffalo Run Shopping Center, perfectly positioned right next to Costco Tsuut'ina and surrounded by affluent, high-income communities such as Woodbine, Oakridge, Haysboro, Millrise, Bridlewood, Shawnessy, Summerset, Cedarbrae, Evergreen, Tsuut'ina Nation, and Alpine. This prime location benefits from constant foot traffic, outstanding visibility, and a loyal, diverse clientele. Featuring 6 salon chairs, 3 modern shampoo stations, 2 luxurious head spa beds, a dedicated facial tattoo room, a private waxing room, a specialized color room, and a spacious seating area for up to 8 guests, the salon's contemporary and elegant interior is designed to provide clients with a seamless and relaxing experience. Offering a full range of premium services, including Women's and Men's Haircuts, Hair updos, Highlights, Balayage, Hair Treatments, Perms, Facials, Advanced Skincare, Eyelash Extensions, Make-up, Permanent Makeup Services, Waxing, and Tinting, this salon combines style, comfort, and functionality. With an established reputation, a steady stream of customers from Costco and surrounding retailers, and a talented team ready to ensure a smooth transition, this is the perfect turnkey investment to step confidently into Calgary's thriving beauty industry with room for even greater growth.