

# \$449,900 - 304, 4774 Westwinds Drive, Calgary

MLS® #A2222100

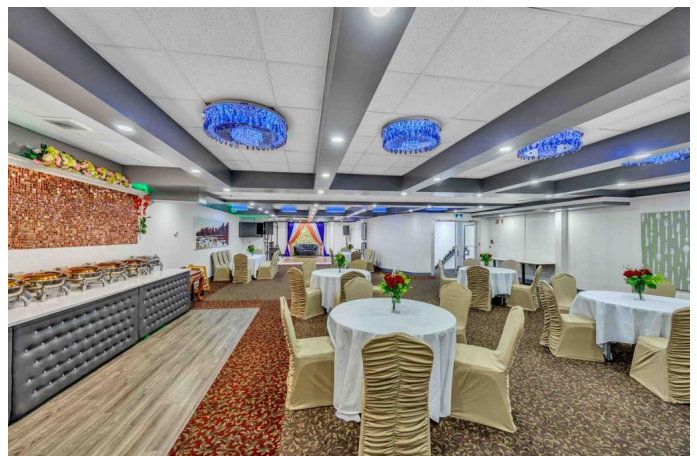
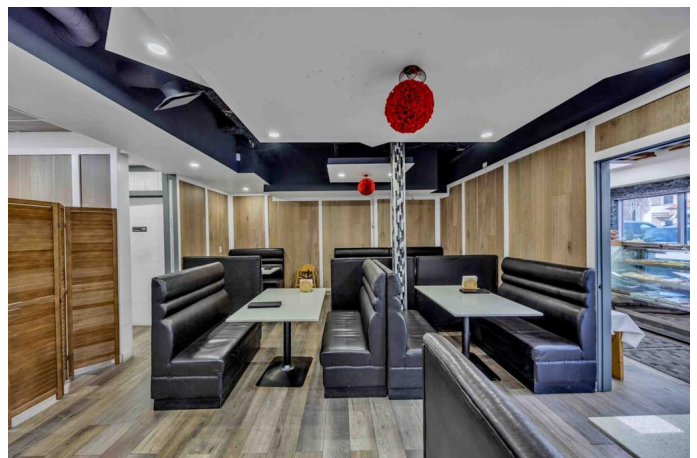
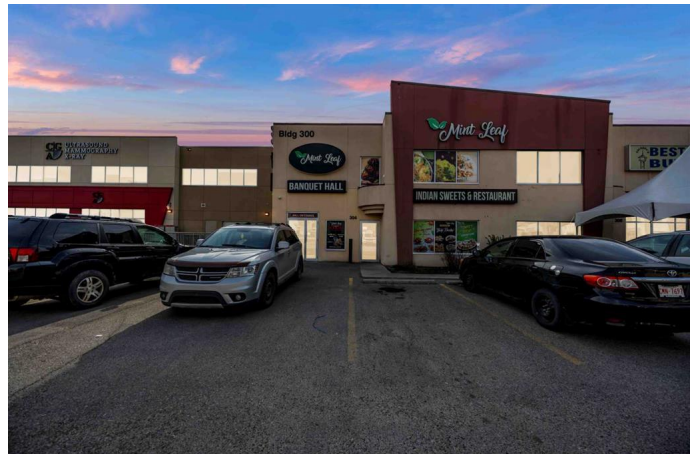
**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Presenting a rare opportunity to own a highly profitable and fully operational commercial business and all the inventory in the heart of Calgary. This unique offering includes a well-established party hall, a thriving Indian restaurant, and one of the busiest sweet shops in the city – all under one roof.

The party hall is city-approved for 112 guests and is fully equipped with a licensed bar, a spacious dance floor, a dedicated washroom, a storage room, and a small food PREP area. It is a popular venue for weddings, birthdays, and corporate functions, generating consistent rental income with strong community support and repeat clientele. At the main floor, there is a successful Indian restaurant with over 70 seats approved. It is a fully operational and consistently busy dining establishment, renowned for its authentic cuisine, loyal customer base, and strong dine-in and takeout sales. The restaurant enjoys an excellent reputation and operates smoothly with an experienced team in place. Also included is one of Calgary's most in-demand sweet shops, which operates both as a retail location and as a wholesale supplier to several smaller sweet stores throughout the region. The sweet shop is well known for its quality, consistency, and high volume, and serves as a valuable income stream that complements the restaurant and event space. The downstairs facility includes two public bathrooms, a separate staff bathroom, a large commercial kitchen for food prep, a separate back



entrance for staff and deliveries, and a 40-foot commercial hood ideal for high-volume cooking. For refrigeration and storage, the property features two 10-foot by 10-foot walk-in coolers and one 10-foot by 10-foot walk-in freezer, offering ample capacity for both the restaurant and sweet shop operations. This is a turnkey business opportunity with multiple strong revenue streams, ideal for an entrepreneur or investor looking for a stable, growing business with long-term potential in one of Calgary's vibrant communities. Financials available upon request.

Built in 2015

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2222100   |
| Price      | \$449,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2015       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 304, 4774 Westwinds Drive |
| Subdivision | Westwinds                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0L7                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 80             |

**Listing Details**

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