

\$399,000 - 406, 4656 Westwinds Drive Ne, Calgary

MLS® #A2241357

\$399,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

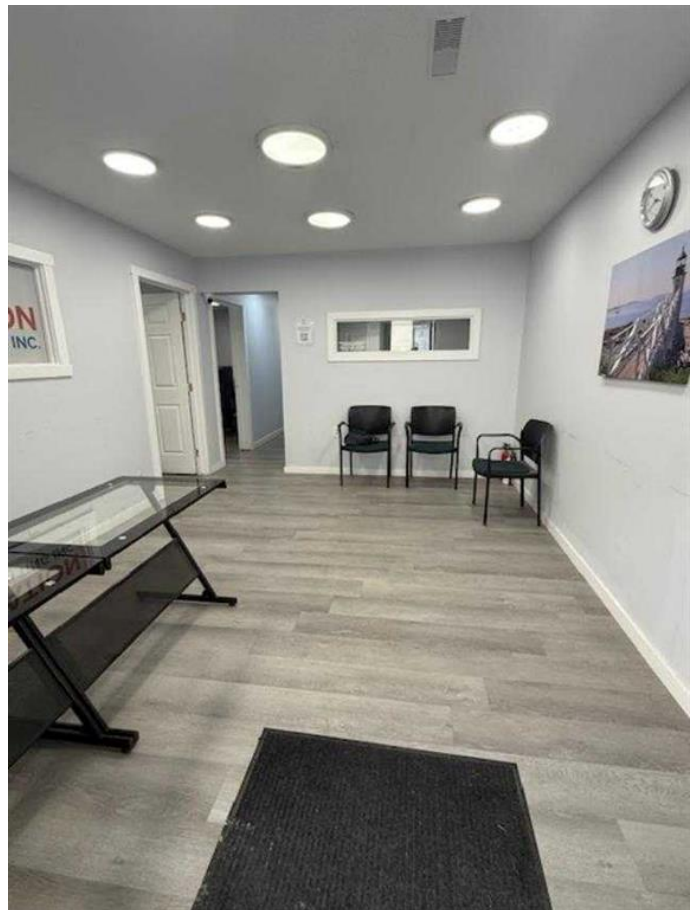
Westwinds, Calgary, Alberta

Office bay for sale in West Winds Industrial Park, the center of the NE. This location is perfect for a new or growing business with five (5) private offices, WITH a MAIN FLOOR ONE (1) board room, TOTAL OF 6 ROOMS, Front reception, both levels have a kitchen and also an upper floor kitchen & eating area, both levels have a 2-piece bathroom and a storage room on the main floor. Featuring high ceilings and large windows, this office space comes fully furnished, including desks, chairs and filing cabinets, a microwave, and a bar fridge. The rear storage room features a security system station and ample storage space. The kitchen area includes a fridge, sink, microwave and upper and lower cabinets. For added convenience, parking spots for customers and staff are located right outside the unit. The prime location, close proximity to major roads, bus route, and access to McKnight Trail make it easy to connect to Deerfoot Stoney Trail. Public transit is also just steps away or a short drive to West Winds LRT. The numerous amenities and services draw many consumers to the area, making it a perfect spot for your business to flourish! Please call for more details

Built in 2001

Essential Information

MLS® #	A2241357
Price	\$399,000



Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	406, 4656 Westwinds Drive Ne
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j3z5

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Additional Information

Date Listed	July 21st, 2025
Days on Market	112
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.