

\$309,900 - 301, 4656 Westwinds Drive Ne, Calgary

MLS® #A2110740

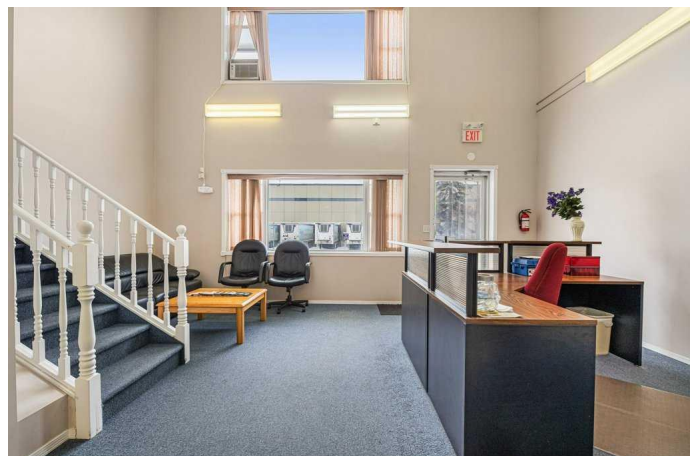
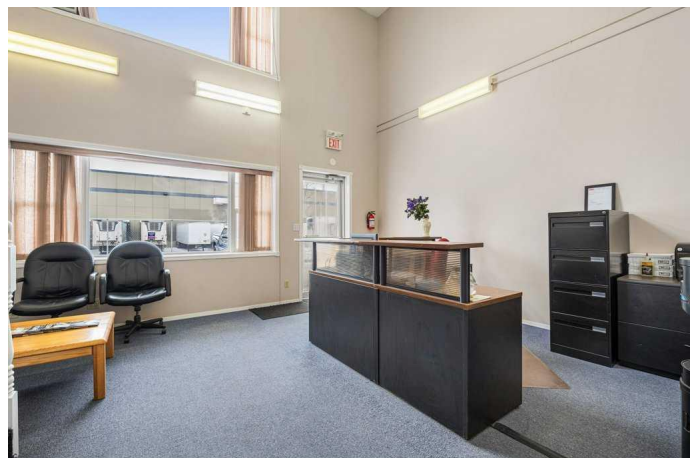
\$309,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Welcome to 301-4656 Westwinds Drive;
OPPOURTUNITY KNOCKS! Stop paying your current landlord rent and own your business space today! This very well appointed space is a fully developed Retail/Office space with 4 office/working space that has wide open reception area with large windows that are all wide open to the second floor; allowing lots of natural light to pour in. Beyond the reception area and customer seating area you also have executive style boardroom; Office & LAN Room, 2 Storage rooms; Kitchen/Staff area and accessible bathroom. 2nd floor has a wide open area that can be great for projects or add cubicles to accommodate your needs as its 12.7x15.1 in size. You also have large executive style office and or another great meeting room and additional 2nd floor storage racking. You also have well thought out electrical wiring giving you independent circuits to avoid crashes while working and from the second floor you also have a large window giving you views of the outside and more natural light to pour in. Finally you have 2 titled parking stalls directly across from the entrance to be unit + visitors parking is also close by. This well established Commercial Westwinds Business Park has a great mix of businesses drawing excellent traffic to this location; close to the Calgary International Airport and located on a major traffic route! Call to view today and stop paying rent and own your space today!

Built in 2001



Essential Information

MLS® #	A2110740
Price	\$309,900
Sold Price	\$300,000
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	301, 4656 Westwinds Drive Ne
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z5

Amenities

Parking Spaces	2
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Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	February 27th, 2024
Date Sold	April 25th, 2024
Days on Market	58
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker United
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