

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

MLS® #A2241357

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

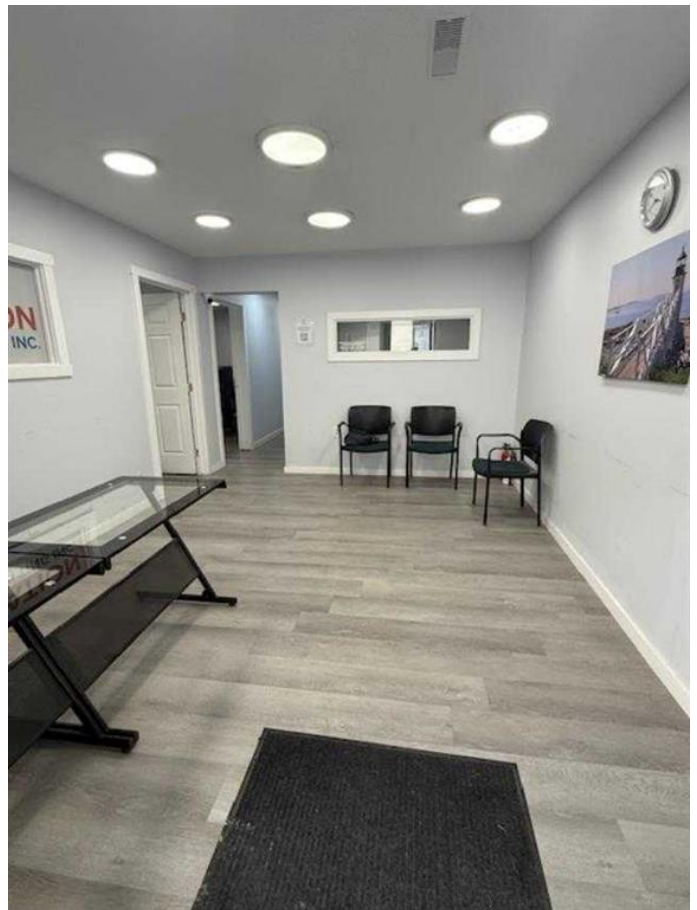
Westwinds, Calgary, Alberta

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 | 95              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

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

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