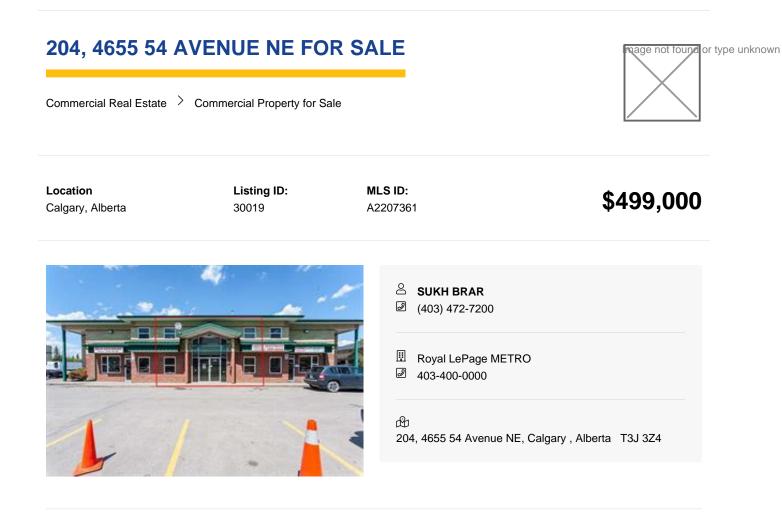


Generated: Sep 2, 2025, 2:36:39

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type	Days On Market	Zoning
For Sale	154	DC
Subdivision Westwinds	Building Type Commercial Mix,Manufacturing,Office Building,Sports and	Year Built 2004
Structure Type Mixed Use	Recreation,Warehouse Property Type Commercial	Property Sub Type Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0411722	2386.00	221.66
Inclusions	Restrictions	Reports
N/A	None Known	Condo/Strata Bylaws,Site Plans

Located in the heart of Westwinds, one of Calgary's busiest business hubs, this industrial condo bay offers a 1,216 sq. ft. main floor with additional 1,092 sq. ft. of mezzanine space, bringing the total area to 2,308 sq. ft. The unit is currently used as office and storage space, featuring two large windows on the main floor and additional windows on the mezzanine, allowing for ample natural light and a flexible workspace. Zoned Direct Control (DC), this property offers a wide range of potential business applications. Conveniently located with quick access to McKnight Boulevard, Métis Trail, Deerfoot Trail, and Stoney Trail, it is just a 15-minute drive to YYC International Airport, ensuring excellent connectivity.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. 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.