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## 311, 32 WESTWINDS CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31673


**MLS ID:**  
A2247532

**\$1,699,000**



 **AUSTIN COWLEY**  
 (403) 889-7314

 Town Residential  
 403-270-2440

 311, 32 Westwinds Crescent NE, Calgary , Alberta T3J 5L3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 117
<b>Zoning</b> DC (pre 1P2007)	<b>Subdivision</b> Westwinds	<b>Building Type</b> Condo Complex,Mixed Use,Office Building,School,See Remarks,Warehouse
<b>Year Built</b> 2007	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0611843	<b>Building Area (Sq. Ft.)</b> 4222.00
<b>Building Area (Sq. M.)</b> 392.23	<b>Roof</b> Flat	<b>Cooling</b> Central Air
<b>Inclusions</b> Negotiable	<b>Restrictions</b> Airspace Restriction,Restrictive Covenant,Restrictive Covenant-Building Design/Size,Utility Right Of Way	<b>Reports</b> Floor Plans,Survey Plan,Title

Prime Office / Industrial / School Space For Sale in Westwinds, Calgary North East. This versatile unit offers 4,222 sq. ft. of prime multi use space across two levels in Calgary's North East Quadrant in the community of Westwinds. Located near the Calgary International Airport with easy access to Stoney Trail and Deerfoot Trail, it's a convenient and accessible spot for various professional or light industrial uses. Previously approved for a college / school for 60+ students, this space is perfect for educational institutions, training centres, or professional offices. The layout is flexible, allowing for easy customization to meet your needs. Contact us today to schedule a private showing and see how this space can work for your business.

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