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132, 3670 63 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34140

MLS ID:
A2288712

\$1,399,000



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662

 132, 3670 63 Avenue NE, Calgary , Alberta T3J 0S4

Transaction Type For Sale	Days On Market 64	Zoning I-B f0.5
Subdivision Westwinds	Year Built 2014	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1412964
Building Area (Sq. Ft.) 5470.00	Building Area (Sq. M.) 508.18	Inclusions See Remarks
Restrictions See Remarks	Reports Call Lister	

Premium 5,470 sq ft industrial bay in the highly sought-after Westwinds District, offering a functional blend of high-end office space and clean warehouse. Zoned I-B, this property features 2,713 sq ft of professional office buildout complemented by 2,757 sq ft of well-maintained warehouse space. The warehouse is equipped with two 12' x 14' drive-in loading doors, an air exchange system, and 100 Amp power at 600 Volts per bay (TBV), making it well-suited for a variety of industrial or commercial operations. Strategically located just 10 minutes from Calgary International Airport, approximately 12 minutes to Stoney Trail North and 10 minutes to Stoney Trail East, this property offers excellent connectivity and convenient access for logistics, staff, and clients alike.

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