

# \$499,000 - 504, 4655 54 Avenue Ne, Calgary

MLS® #A2206112

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

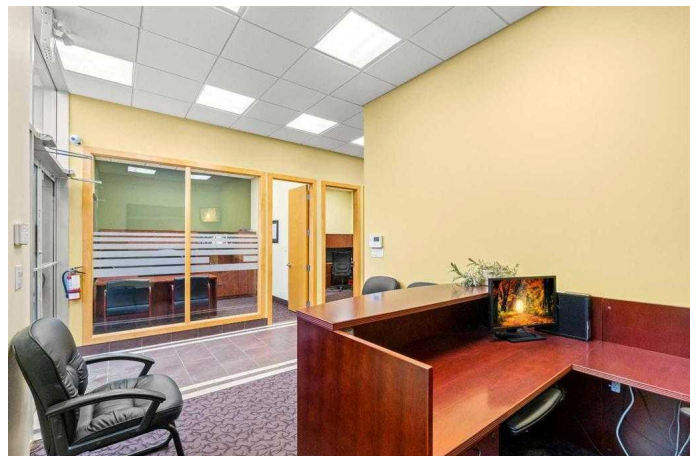
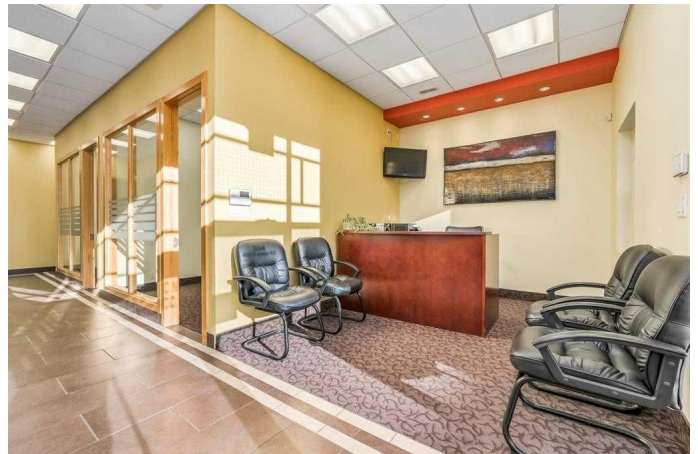
Westwinds, Calgary, Alberta

Business space for sale in Westwinds Industrial Park. This location is perfect for a new or growing business with five private offices, front reception, a kitchen, 2pc bathroom and a storage room. Featuring high ceilings and large windows this office space comes fully furnished including desks, chairs and filing cabinets, microwave and a bar fridge. The rear storage room features a security system station, and ample storage space. Kitchen area includes a bar fridge, sink, microwave and upper and lower cabinets. For added convenience parking spots for customers and staff are located right outside the unit. Prime location close proximity to major roads and access to McKnight Trail makes it easy to get onto Deerfoot or Stoney Trail. Public transit is also just steps away or short drive to Westwinds LRT. The numerous amenities and services draws many consumers to the area, perfect spot for your business to flourish!

Built in 2006

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2206112   |
| Price      | \$499,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2006       |
| Type       | Commercial |



|          |        |
|----------|--------|
| Sub-Type | Office |
| Status   | Active |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 504, 4655 54 Avenue Ne |
| Subdivision | Westwinds              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t3j3z4                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 32              |
| Zoning         | DC              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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