



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

132, 3670 63 Avenue NE  
Calgary, Alberta

MLS # A2288712



**\$1,399,000**

Division: Westwinds

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,470 sq.ft.

Zoning: I-B f0.5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See Remarks

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.