



GRASSROOTS
REALTY GROUP

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**Unit 234, 7 Westwinds Crescent NE
Calgary, Alberta**

MLS # A2304706



\$999,900

Division: Castleridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,168 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

A rare opportunity to secure a versatile, income-generating commercial bay in a high-exposure location with tens of thousands of vehicles passing daily. Ideally situated near Westwinds, this well-maintained property offers 1,568 sq. ft. on the main floor plus an additional 1500 sq. ft. mezzanine, fully permitted by the City of Calgary. Both levels are configured as office space. The main floor is currently tenanted, providing stable income through Spring 2027, while the upper mezzanine is owner-occupied—offering flexibility for an owner-user or future rental income. The upper level features 6 private offices, 2 bathrooms, a kitchen, and a dedicated supply room, creating a highly functional and professional workspace. The property is equipped with two A/C units for added comfort and efficiency. It also benefits from strong exposure, backing onto Castleridge Drive with excellent signage and visible marketing potential. An ideal opportunity for investors or owner-users seeking long-term value in a sought-after commercial corridor—contact for more details.