



1109, 3961 52 Avenue NE  
Calgary, Alberta

MLS # A2310765

**FOR SALE**  
COMMERCIAL CONDO UNIT

**#1109 3961 52 Ave NE**  
Calgary, AB T1Y 4V9

**PROPERTY OVERVIEW**  
Excellent opportunity to own a commercial condo unit in a high-visibility location in Northeast Calgary. This unit offers great exposure along 52 Ave NE with strong traffic counts and easy access.

**PROPERTY HIGHLIGHTS**

- High-visibility location with prominent signage opportunity
- Ample surface parking for tenants and visitors
- Surrounded by established businesses and amenities
- Easy access to major roadways and transit
- Ideal for retail, office, medical, or service uses

**DETAILS:**  
 UNIT: #1109 3961 52 Ave NE  
 ZONING: DC (Direct Control)  
 SIZE: ±2,000 SF  
 IDEAL FOR: Retail, Office, Medical, Professional or Service Uses  
 POSSESSION: Immediate

**BEST PRICE**  
GREAT OPPORTUNITY FOR OWNER-USERS OR INVESTORS  
POSSESSION: IMMEDIATE

**\$799,900**

Division: Westwinds

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,000 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

Excellent opportunity to own a versatile commercial bay in a prime NE Calgary location near the BLS office, Westwinds Prairie Winds Park and the Westwinds Police Headquarters. This move-in-ready unit offers flexible use options including retail, warehouse, industrial, office or showroom space, making it ideal for both owner-users and investors. The property features a front loading overhead door and impressive 24 ft ceiling clearance with potential for mezzanine development and one finished bathroom. Surrounded by a strong mix of established businesses with convenient access to major routes, public transit and nearby amenities, this property offers excellent visibility, accessibility and functionality for a wide range of business operations. Best priced commercial bay in the area offering outstanding value and long-term potential in a high-demand NE Calgary commercial corridor.