



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

#1145, 76 Westwinds Crescent NE
Calgary, Alberta

MLS # A2332016



\$589,000

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,322 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NON

Location! Location! Location! Exceptional opportunity to own a retail bay in one of the busiest commercial corridors in Westwinds, NE, Calgary. This highly visible location is surrounded by established businesses and popular restaurants, including Apna Karachi, Mirchi, Shahi Zaika, Prime Karahi, Elaichi, and many other successful retailers, generating excellent customer traffic throughout the day. The unit features a 20-foot clear ceiling height and a rear loading door, making it ideal for a wide range of commercial uses. Conveniently located near McKnight–Westwinds LRT Station, Superstore, Prairie Winds Park, and numerous other amenities, this property offers excellent accessibility for customers and staff. Perfect for retail, medical, professional office, service businesses, or other permitted commercial uses. Whether you're an owner-occupier or investor, this is an excellent opportunity to own commercial real estate in one of Northeast Calgary's most sought-after business districts.