



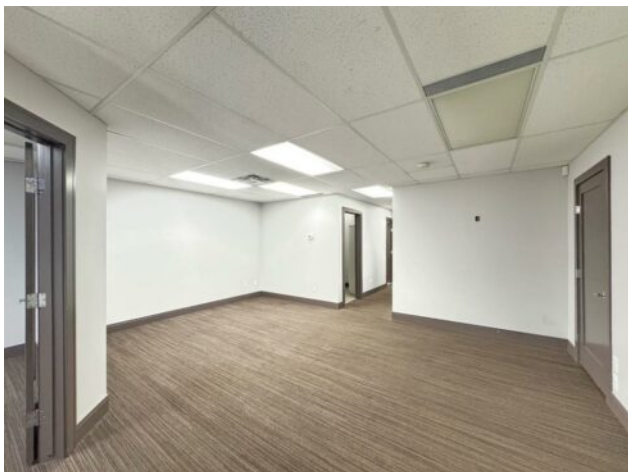
**GRASSROOTS**  
REALTY GROUP

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**226, 7 Westwinds Crescent NE  
Calgary, Alberta**

**MLS # A2216282**



**\$3,500 per month**

**Division:** Westwinds

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This well-appointed office unit offers 3 spacious office rooms, a large boardroom, kitchen and a washroom, making it ideal for a variety of professional uses including law firms, immigration services, accounting firms, real estate/mortgage offices, insurance services, etc. Conveniently located directly across from Prairie Winds Park, and backing onto Castleridge Boulevard, the property benefits from excellent visibility and constant foot and vehicle traffic. Whether you're expanding or just starting out, this location provides the accessibility and exposure your business needs to thrive.