



**GRASSROOTS**  
REALTY GROUP

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406, 4656 Westwinds Drive NE  
Calgary, Alberta

MLS # A2241357



**\$399,000**

**Division:** Westwinds

**Type:** Office

**Bus. Type:** Professional/Office

**Sale/Lease:** For Sale

**Bldg. Name:** Westwinds Business Park

**Bus. Name:** -

**Size:** 1,947 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Office bay for sale in West Winds Industrial Park, the center of the NE. This location is perfect for a new or growing business with five (5) private offices, WITH a MAIN FLOOR ONE (1) board room, TOTAL OF 6 ROOMS, Front reception, both levels have a kitchen and also an upper floor kitchen & eating area, both levels have a 2-piece bathroom and a storage room on the main floor. Featuring high ceilings and large windows, this office space comes fully furnished, including desks, chairs and filing cabinets, a microwave, and a bar fridge. The rear storage room features a security system station and ample storage space. The kitchen area includes a fridge, sink, microwave and upper and lower cabinets. For added convenience, parking spots for customers and staff are located right outside the unit. The prime location, close proximity to major roads, bus route, and access to McKnight Trail make it easy to connect to Deerfoot Stoney Trail. Public transit is also just steps away or a short drive to West Winds LRT. The numerous amenities and services draw many consumers to the area, making it a perfect spot for your business to flourish! Please call for more details