



**4850 Westwinds Drive NE
Calgary, Alberta**

MLS # A2280929



\$15 per sq.ft.

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: C-N2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Approximately 3,000 ± sq. ft. of underground commercial space available in a secure, well-maintained mixed-use building. Previously operated as a gym, this versatile space is well suited for fitness, storage, studio, or other low-traffic private uses. Prime corner location adjacent to Prairie Winds Park with excellent access to McKnight Trail, Barlow Trail, Stoney Trail, and Deerfoot Trail. Conveniently located minutes from McKnight LRT and nearby bus routes. The space offers a quiet, private environment with excellent sound isolation, making it ideal for operations that value privacy and flexibility. Features include an open layout, full sprinkler and fire safety approvals, elevator access within the building, and a secure setting. Ideal for private gym or training facilities, contractor or business storage, inventory or logistics use, studio or creative space, back-office operations, or cultural/community uses. Competitive rental rates for the size and location. Flexible lease terms available for the right tenant.