

# \$750,000 - 1110, 76 Westwind Crescent Ne, Calgary

MLS® #A2229162

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

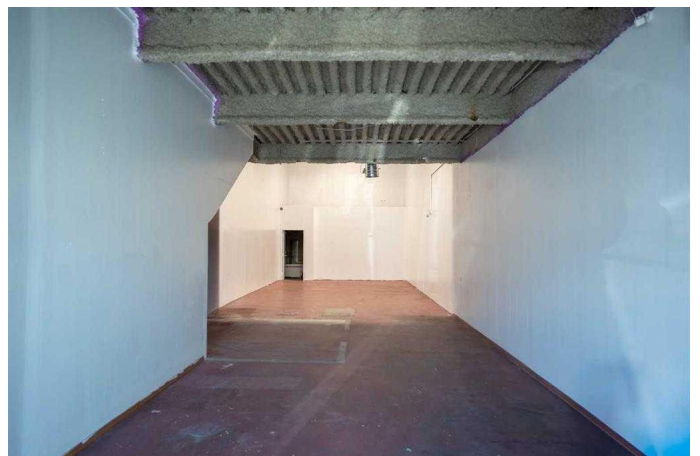
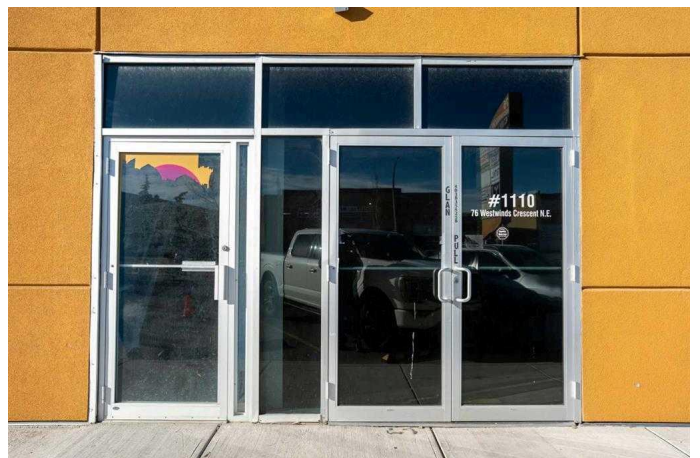
Excellent opportunity to own a versatile commercial condo bay in the highly sought-after Westwinds area of NE Calgary. This well-maintained unit offers over 1,880 sq ft of industrial/retail mixed-use space, perfect for a wide range of business types. The mezzanine level (approx. 565.53 sq ft) is currently leased to a stable tenant on a 3-year term, providing consistent rental income. The main floor (approx. 1,315.45 sq ft) is vacant and ready for owner use or leasing—ideal for a butcher shop, grocery store, restaurant, showroom, retail outlet, spa, salon, medical or wellness clinic, hardware store, or convenience store.

Features include 24-ft ceilings, an overhead loading door, rough-in plumbing for customization, rooftop HVAC, a rear entry for staff or deliveries, and ample surface parking. Located just minutes from the C-Train station, major highways, and numerous commercial amenities, this location offers excellent exposure and accessibility in one of Calgary's most active business hubs.

Don't miss this fabulous opportunity to establish or expand your business in one of Calgary's most vibrant business hubs. Call your REALTOR® today to book a showing!

Built in 2018

## Essential Information



MLS® #	A2229162
Price	\$750,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	1110, 76 Westwind Crescent Ne
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5H2

### Additional Information

Date Listed	June 8th, 2025
Days on Market	26
Zoning	I-C

### Listing Details

Listing Office	TREC The Real Estate Company
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