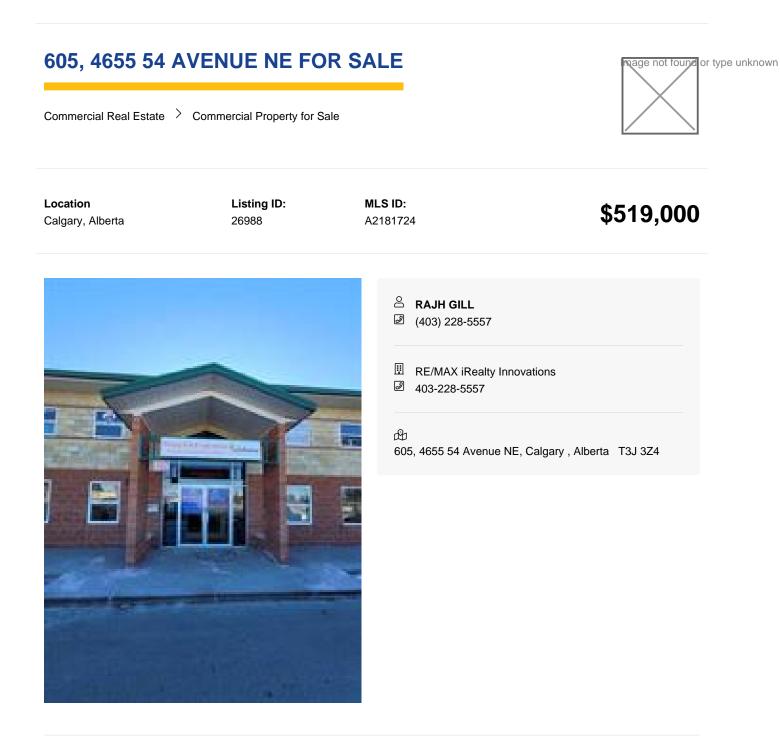


Generated: Apr 19, 2025, 7:44:09

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| Transaction Type           | Days On Market         | <b>Zoning</b>     |
|----------------------------|------------------------|-------------------|
| For Sale                   | 138                    | DC                |
| Subdivision                | <b>Year Built</b>      | Structure Type    |
| Westwinds                  | 2006                   | Office            |
| Property Type              | Property Sub Type      | <b>Legal Plan</b> |
| Commercial                 | Office                 | 0610915           |
| Building Area (Sq. Ft.)    | Building Area (Sq. M.) | <b>Inclusions</b> |
| 2186.00                    | 203.08                 | n/a               |
| Restrictions<br>None Known | Reports<br>None        |                   |

Great unit with 2186 sqft of office space. Main floor 1216 sqft with 3 office rooms, lobby and kitchen space. upper floor 970sqft with two rooms and a big conference room. Unit comes with three parking spots. Located across from Prairie winds park and in one of the most busiest spots in Calgary North east.

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