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## 128, 3670 63 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29714


**MLS ID:**  
A2201040

**\$399,900**



 **SUNNY BANIPAL**  
 (403) 714-7754

 Real Broker  
 855-623-6900

 128, 3670 63 Avenue NE, Calgary , Alberta T3J 0G8

**Transaction Type**

For Sale

**Days On Market**

117

**Zoning**

I-B f0.5

**Subdivision**

Westwinds

**Building Type**

Low Rise (2-4 stories),Mixed Use

**Year Built**

2014

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1512181

**Building Area (Sq. Ft.)**

1824.00

**Building Area (Sq. M.)**

169.45

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans, Title

Looking for a new place to open up your office/business? You're in luck! Design to your needs! SOLID LOCATION WITH EASY ACCESS FROM 36 ST NE AND 63 AVE NE! This spacious unit has lots to offer including AMPLE FRONT PARKING! Unit includes 2 half baths (1 of which is a handicap washroom). CONDO FEES INCLUDE: WATER, SEWER, INSURANCE, SNOW REMOVAL AND LANDSCAPING! EXCELLENT LOCATION! CLOSE TO LRT, AIRPORT HOTELS RESTAURANTS, BANKS, GOLF COURSE; IS LOCATED ON A VERY BUSY STREET AND IS CLOSE TO METIS TRAIL - DO NOT APPROACH CURRENT OCCUPANTS!

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