

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5150 47 STREET NE #2122 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30371


**MLS ID:**  
A2216112

**\$874,650**



 **AHTISHAM AHMAD**  
 (587) 700-0162

 URBAN-REALTY.ca  
 403-590-2233

 5150 47 Street NE #2122 , Calgary , Alberta T3J 4N4

**Transaction Type**

For Sale

**Days On Market**

119

**Zoning**

DC

**Subdivision**

Westwinds

**Year Built**

2007

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0814562

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

2058.00

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

191.19

**Construction Type**

Brick,Concrete,Mixed

**Roof**

Asphalt Shingle

**Foundation**

Poured Concrete

**Heating**

Forced Air,Natural Gas

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

Aerial Photos

?? Prime Industrial Bay in Westwinds Business Park – High Exposure & Versatility! Seize this rare opportunity to own a 2,058 sq ft (+/-) industrial bay in one of NE Calgary's most sought-after commercial hubs — Westwinds Business Park, strategically located at the intersection of McKnight Blvd and 52 Street NE. This high-traffic corridor offers exceptional visibility and easy access to major thoroughfares, including Stoney Trail and the Calgary International Airport, making it ideal for logistics, retail, or service-based operations. The unit boasts a 22 ft clear ceiling height, a 10' x 12' drive-in overhead door, and Direct Control (DC) zoning, providing flexibility for a wide range of permitted and discretionary uses. Perfect for auto body and paint shops, automotive sales or repair, light manufacturing, warehousing, showrooms, packaging businesses, grocery/retail outlets, veterinary clinics, and more. With consistent foot and vehicle traffic from surrounding commercial and residential developments, including West winds Corner and the nearby LRT station, this location supports strong business visibility and long-term growth potential.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.