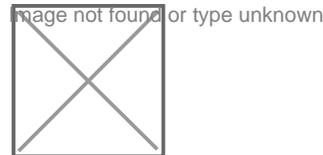


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 132, 3670 63 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34140

**MLS ID:**  
A2288712

**\$1,399,000**



 **MICHELLE PLACH**

 Honestdoor Inc.  
 780-965-4662

 132, 3670 63 Avenue NE, Calgary , Alberta T3J 0S4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 63	<b>Zoning</b> I-B f0.5
<b>Subdivision</b> Westwinds	<b>Year Built</b> 2014	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1412964
<b>Building Area (Sq. Ft.)</b> 5470.00	<b>Building Area (Sq. M.)</b> 508.18	<b>Inclusions</b> See Remarks
<b>Restrictions</b> See Remarks	<b>Reports</b> Call Lister	

Premium 5,470 sq ft industrial bay in the highly sought-after Westwinds District, offering a functional blend of high-end office space and clean warehouse. Zoned I-B, this property features 2,713 sq ft of professional office buildout complemented by 2,757 sq ft of well-maintained warehouse space. The warehouse is equipped with two 12' x 14' drive-in loading doors, an air exchange system, and 100 Amp power at 600 Volts per bay (TBV), making it well-suited for a variety of industrial or commercial operations. Strategically located just 10 minutes from Calgary International Airport, approximately 12 minutes to Stoney Trail North and 10 minutes to Stoney Trail East, this property offers excellent connectivity and convenient access for logistics, staff, and clients alike.

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