

# \$399,900 - 128, 3670 63 Avenue Ne, Calgary

MLS® #A2201040

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

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!**

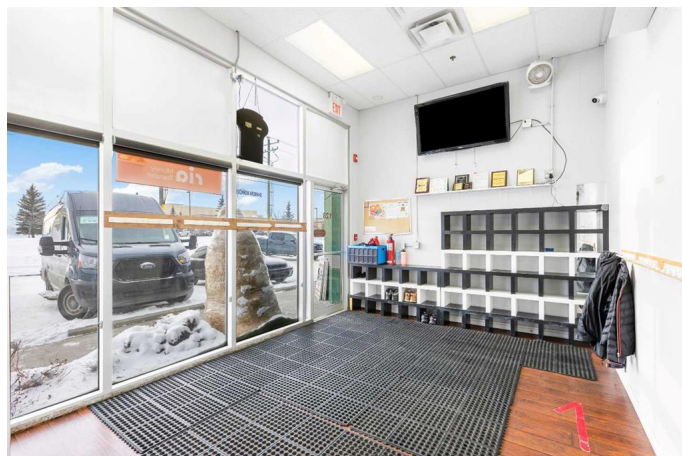
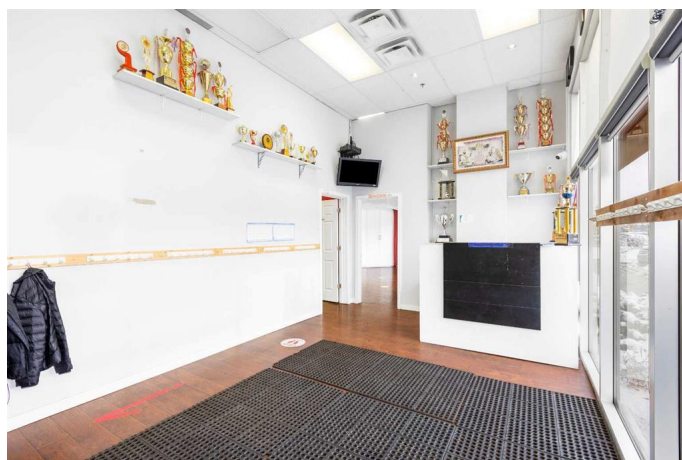
Built in 2014

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2201040   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

Address 128, 3670 63 Avenue Ne



|             |           |
|-------------|-----------|
| Subdivision | Westwinds |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T3J 0G8   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 26               |
| Zoning         | I-B f0.5         |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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