

# \$499,000 - Westwinds Ne Metis Ne Avenue Ne, Calgary

---

MLS® #A2202611

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

This spacious 2322 sq. ft. commercial condo offers a fantastic opportunity for both investors and business owners. Currently leased to long-term tenants on a flexible month-to-month arrangement, this property provides consistent rental income with the option to keep tenants in place or explore other opportunities.

With its prime location and ample space, this unit is ideal for a variety of commercial uses. Whether you're looking for an investment property or a space to establish your own business, this condo offers great potential. NDA would be required prior to disclosing exact details of the property.

Built in 2014

## Essential Information

MLS® #	A2202611
Price	\$499,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	Westwinds Ne Metis Ne Avenue Ne
Subdivision	Westwinds



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0S9

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	16
Zoning	I-B f0.5

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.