

# \$499,000 - 504, 4655 54 Avenue Ne, Calgary

MLS® #A2206112

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

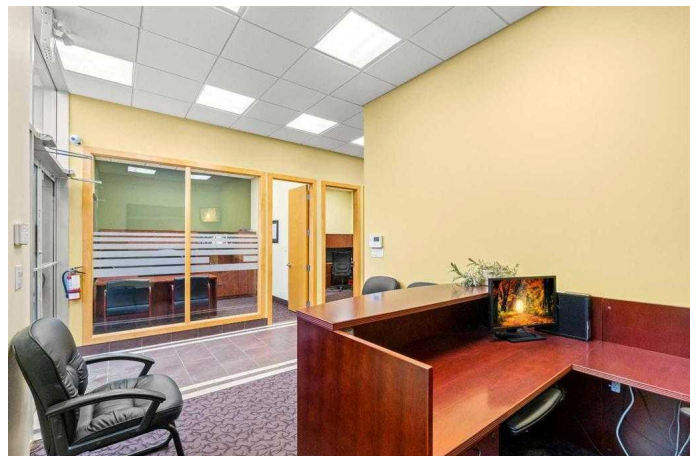
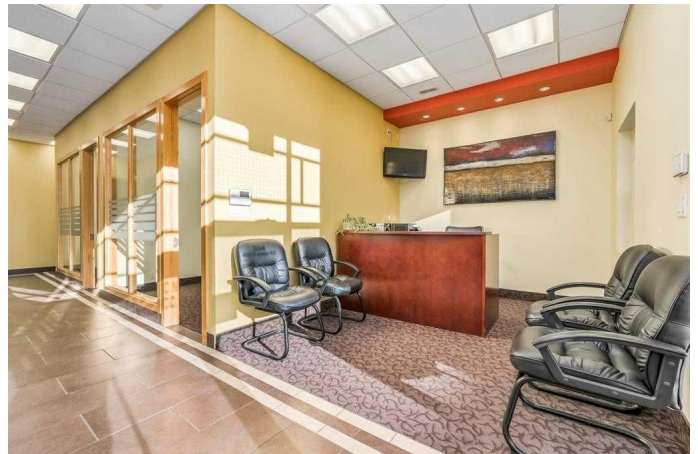
Westwinds, Calgary, Alberta

Business space for sale in Westwinds Industrial Park. This location is perfect for a new or growing business with five private offices, front reception, a kitchen, 2pc bathroom and a storage room. Featuring high ceilings and large windows this office space comes fully furnished including desks, chairs and filing cabinets, microwave and a bar fridge. The rear storage room features a security system station, and ample storage space. Kitchen area includes a bar fridge, sink, microwave and upper and lower cabinets. For added convenience parking spots for customers and staff are located right outside the unit. Prime location close proximity to major roads and access to McKnight Trail makes it easy to get onto Deerfoot or Stoney Trail. Public transit is also just steps away or short drive to Westwinds LRT. The numerous amenities and services draws many consumers to the area, perfect spot for your business to flourish!

Built in 2006

## Essential Information

MLS® #	A2206112
Price	\$499,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial



Sub-Type	Office
Status	Active

### Community Information

Address	504, 4655 54 Avenue Ne
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j3z4

### Additional Information

Date Listed	April 7th, 2025
Days on Market	36
Zoning	DC

### Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.