

# \$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!**

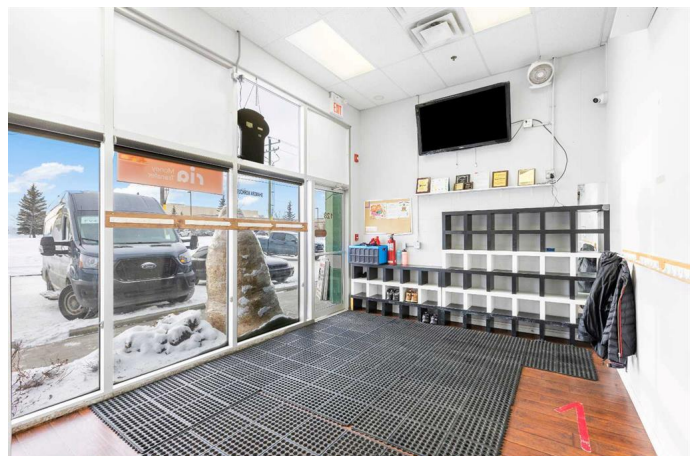
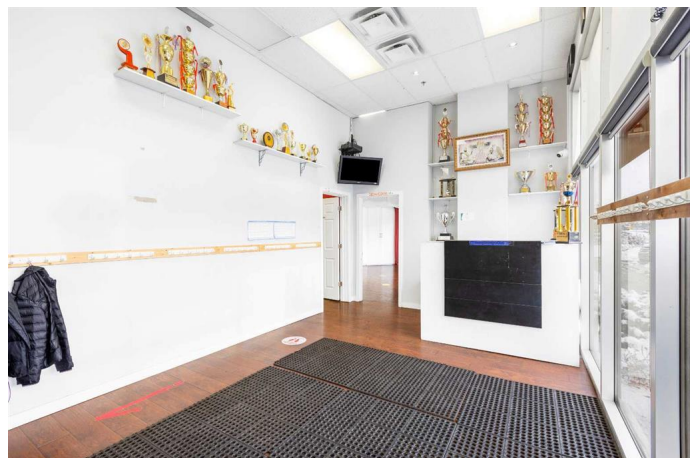
Built in 2014

## 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	132
Zoning	I-B f0.5

### **Listing Details**

Listing Office	Real Broker
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