

# \$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!**

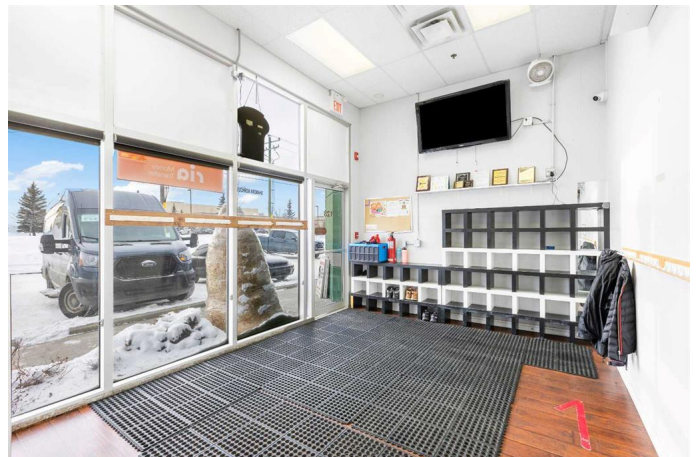
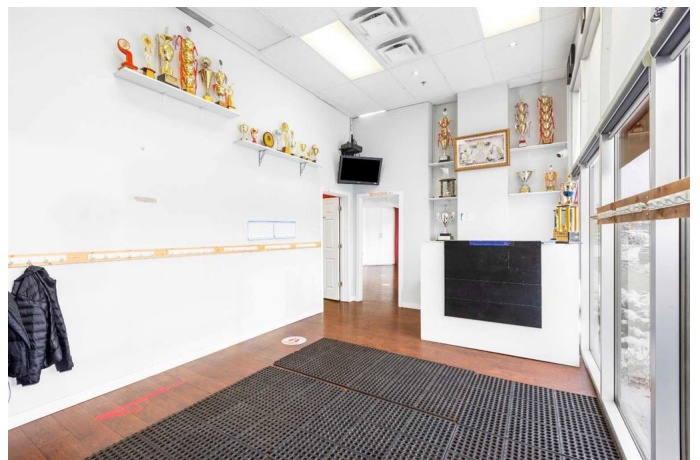
Built in 2014

## 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	68
Zoning	I-B f0.5

### **Listing Details**

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

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.