

# \$499,000 - 204, 4655 54 Avenue Ne, Calgary

MLS® #A2207361

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

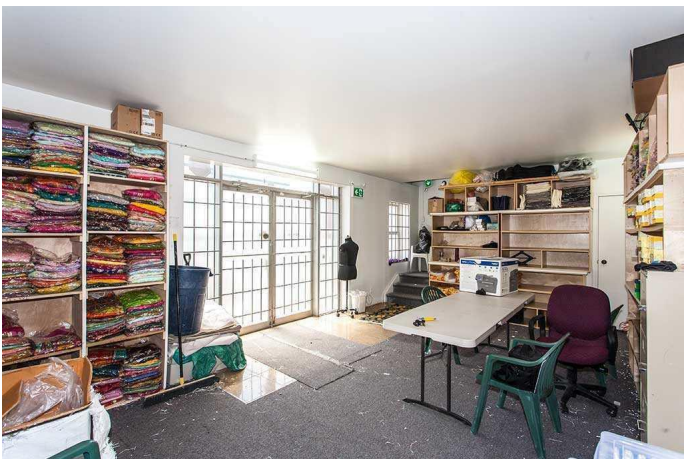
Located in the heart of Westwinds, one of Calgary’s busiest business hubs, this industrial condo bay offers a 1,216 sq. ft. main floor with additional 1,092 sq. ft. of mezzanine space, bringing the total area to 2,308 sq. ft. The unit is currently used as office and storage space, featuring two large windows on the main floor and additional windows on the mezzanine, allowing for ample natural light and a flexible workspace. Zoned Direct Control (DC), this property offers a wide range of potential business applications. Conveniently located with quick access to McKnight Boulevard, MÃ©tis Trail, Deerfoot Trail, and Stoney Trail, it is just a 15-minute drive to YYC International Airport, ensuring excellent connectivity.

Built in 2004

## Essential Information

MLS® #	A2207361
Price	\$499,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	204, 4655 54 Avenue Ne
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z4

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	81
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

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.