

# \$895,000 - 1125, 76 Westwinds Crescent Ne, Calgary

MLS® #A2246332

**\$895,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Located in a prime industrial corridor with excellent access to McKnight Blvd NE and Deerfoot Trail, this versatile commercial property offers 2230 +/- sqft and is zoned I-C, allowing for a wide variety of office, retail, light industrial, and healthcare (pharmacy, dental, and walk-in clinic) uses. The space is thoughtfully designed with flexibility in mind, featuring a 1454 sqft main floor that has 934 square feet of well-built out offices, and 776 sqft of well-built out 2nd floor offices. High-quality finishes are found throughout, and a separate entrance to each office suite provides the unique opportunity to either occupy the entire space or generate rental income by leasing one of the offices. The property also includes approximately 520 sqft of warehouse space with a 20-foot ceiling height (TBV) and a 12' x 14' drive-in door for convenient loading. Power is 200A, 110/240V (TBV). This is a perfect investment for a business seeking a blend of high-end office space and functional industrial capacity in a strategic location.

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246332  |
| Price     | \$895,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1125, 76 Westwinds Crescent Ne |
| Subdivision | Westwinds                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3J 2E7                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 39               |
| Zoning         | I-C              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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