

**204, 4655 54 Avenue NE**  
**Calgary, Alberta**

**MLS # A2207361**



**\$499,000**

**Division:** Westwinds

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,120 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This well-appointed retail/office space offers approximately 2,216 sq. ft. of total area, with 1,216 sq. ft. on the main level and an additional 1,000 sq. ft. on the upper level. Located in the highly desirable Westwinds Business Park, this space features excellent signage opportunities and convenient access to parking. The interior boasts a spacious, open-concept floor plan with high ceilings, maximizing functionality and natural light. The mezzanine level includes both a private office and an outer office, creating a versatile workspace. A thoughtfully designed layout ensures efficient use of space, making it an ideal choice for a variety of business needs.