

**121, 7 westwinds Crescent NE  
Calgary, Alberta**

**MLS # A2214334**

# \$729,900



**Division:** Crescent Heights

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,100 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This well-maintained commercial property offers a strong income stream with multiple tenants already in place. The main floor features approximately 1,500 sq ft and is currently leased to a grocery store, ensuring consistent foot traffic and visibility. The upper floor includes three separately leased office spaces, along with a spacious reception area, kitchen, and a bathroom, providing functionality and appeal for professional tenants. Prime location with great access and long-term leasing stability makes this an ideal addition to any investor's portfolio.