

**128, 3670 63 Avenue NE
Calgary, Alberta**

MLS # A2201040



\$399,900

Division:	Westwinds
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,824 sq.ft.
Zoning:	I-B f0.5
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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!