

# \$1,621,400 - 5150 47 Street Ne #2106 2102, Calgary

MLS® #A2179895

**\$1,621,400**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Prime Investment Opportunity â€” 2 Units,  
2,948 SQFT in the Heart of NE Calgary!

Unlock the potential of owning real estate in one of Calgaryâ€™s most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future.

Why This Deal is Unmissable:

â€” Strategic Location: Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, itâ€™s an ideal spot for businesses seeking exposure.

â€” Flexible & Versatile Space: Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes.

Endless Possibilities with Flexible Zoning:

Take advantage of zoning that supports a variety of business types, including:

- â€” Athletic facilities
- â€” Auto body and paint shops
- â€” Automotive sales, rental, and service
- â€” Grocery stores and laboratories
- â€” Manufacturing, warehousing, and product



distribution

• Recreational/commercial vehicle sales

and service

• Veterinary clinics and hospitals

Whether you're an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market.

Don't miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success!

Built in 2007

### Essential Information

MLS® #	A2179895
Price	\$1,621,400
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	5150 47 Street Ne #2106 2102
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N4

### Amenities

Parking Spaces	8
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### Interior

Heating	Forced Air, Natural Gas
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**Exterior**

Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 18th, 2024
Days on Market	163
Zoning	DC

**Listing Details**

Listing Office	URBAN-REALTY.ca
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