

# \$800,000 - 1110, 76 Westwind Crescent Ne, Calgary

MLS® #A2229162

**\$800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

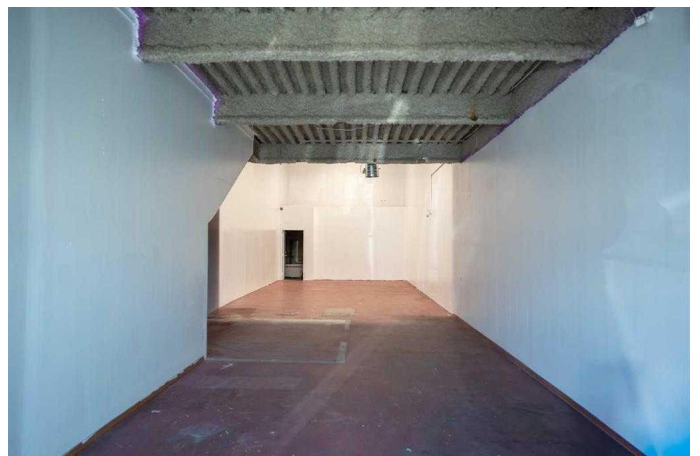
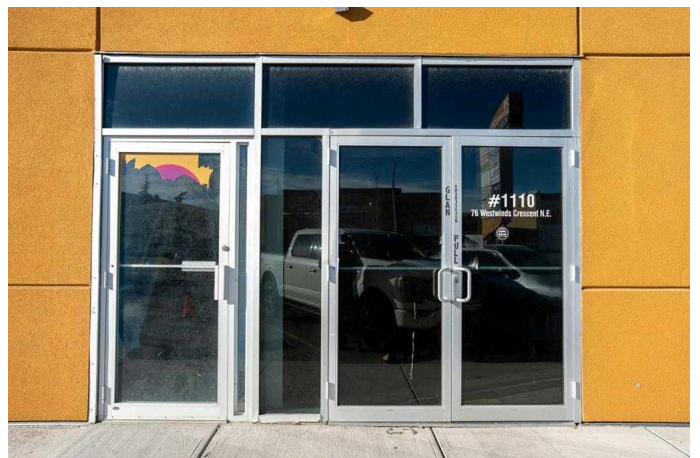
Westwinds, Calgary, Alberta

An exceptional investment opportunity in the heart of Westwinds, NE Calgary. This fully leased commercial condo bay offers over 1,880 sq ft of versatile mixed-use space, generating stable income from two reliable tenants. The main floor, approximately 1,315.45 sq ft, is secured with a 10-year lease that includes scheduled annual rent increases, ensuring long-term and growing returns. The mezzanine level, approximately 565.53 sq ft, is leased on a 3-year term to a dependable tenant who has expressed interest in extending their lease, further strengthening the investment profile. The unit features 24-ft ceilings, an overhead loading door, rooftop HVAC, rough-in plumbing, rear staff access, and ample surface parking. Located just minutes from the Westwinds C-Train station, major roadways, and surrounded by a wide range of commercial amenities, this property offers high visibility and convenience. Zoned for various uses including retail, restaurant, personal services, grocery, medical, and wellness, this is a rare chance to own a turnkey, income-producing asset in one of Calgary's busiest business districts. Contact your REALTOR today to arrange a private tour.

Built in 2018

## Essential Information

MLS® #                      A2229162



Price	\$800,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	1110, 76 Westwind Crescent Ne
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5H2

### Additional Information

Date Listed	June 8th, 2025
Days on Market	98
Zoning	I-C

### Listing Details

Listing Office	TREC The Real Estate Company
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