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115, 55 Westwinds Crescent NE Calgary, Alberta

MLS # A2270106



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

n/a

\$829,900

Division:

Type:

Westwinds

Retail

Bus. Type:	-	
Sale/Lease:	For Sale	
Bldg. Name:	-	
Bus. Name:	-	
Size:	30,441 sq.ft.	
Zoning:	DC (pre 1P2007)	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Looking for a profitable and high-performing investment property? Discover this outstanding 2-storey office building located in the highly sought-after Westwinds community of Calgary—one of the city's most active commercial hubs. This prime location offers exceptional visibility, convenient access, and a thriving business environment that makes it an ideal addition to any investment portfolio. Fully leased and generating steady income, this turnkey property provides peace of mind from day one. With quality long-term tenants already in place, you can enjoy reliable returns without the hassle of searching for occupants. The building is aesthetically designed to impress, offering both functionality and modern appeal—an asset that consistently attracts professional, well-established businesses. Inside, the property features 11 private offices, 2 kitchenettes, 2 washrooms, and a welcoming reception area—all laid out to support efficiency and workflow. Whether used for professional services, administrative offices, or specialty businesses, the configuration accommodates a wide range of commercial needs. Nestled in the heart of Westwinds, tenants benefit from proximity to an array of amenities including restaurants, coffee shops, retail stores, financial institutions, medical clinics, and professional services. Major anchors such as Superstore, banks, fitness centers, and a variety of dining options are all just minutes away. The area also offers exceptional accessibility with close connections to major roadways, public transit, and the nearby Westwinds LRT station—making it a convenient destination for clients and employees alike. Surrounded by a dynamic business community, this location fosters networking, collaboration, and long-term tenant satisfaction—helping support stable occupancy and rental growth. Currently

