# DONNAWILSON R E A L T O R°

### 780-228-2224 donna@donnawilson.ca

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

Heating: Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

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N/A

#### MLS # A2201040



## \$399,900

-	Division:	Westwinds	
	Туре:	Mixed Use	
	Bus. Type:	-	
	Sale/Lease:	For Sale	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	1,824 sq.ft.	
1	Zoning:	I-B f0.5	
		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!