

121, 7 westwinds Crescent NE
Calgary, Alberta**MLS # A2214334****\$729,900****Division:** Westwinds**Type:** Retail**Bus. Type:** Retail**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 2,100 sq.ft.**Zoning:** DC (pre 1P2007)**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

This well-maintained commercial property offers a strong income stream with multiple tenants already in place. The main floor features approximately 1,500 sq ft and is currently leased to a grocery store, ensuring consistent foot traffic and visibility. The upper floor includes three separately leased office spaces, along with a spacious reception area, kitchen, and a bathroom, providing functionality and appeal for professional tenants. Prime location with great access and long-term leasing stability makes this an ideal addition to any investor's portfolio.