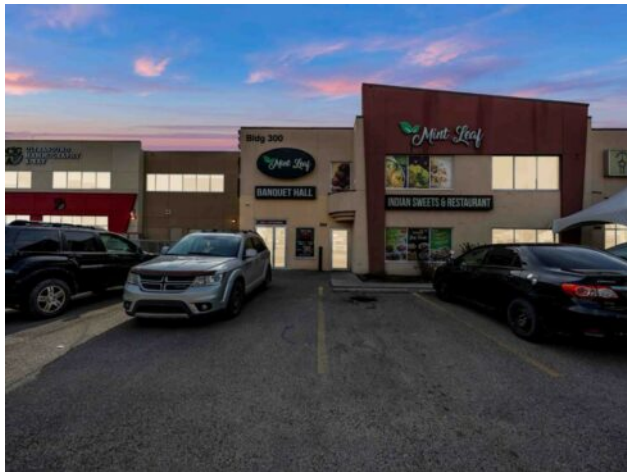


**304, 4774 Westwinds Drive  
Calgary, Alberta****MLS # A2222100****\$449,900****Division:** Westwinds**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,944 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** SEE REMARKS

Presenting a rare opportunity to own a highly profitable and fully operational commercial business and all the inventory in the heart of Calgary. This unique offering includes a well-established party hall, a thriving Indian restaurant, and one of the busiest sweet shops in the city &mdash; all under one roof. The party hall is city-approved for 112 guests and is fully equipped with a licensed bar, a spacious dance floor, a dedicated washroom, a storage room, and a small ?food PREP area. It is a popular venue for weddings, birthdays, and corporate functions, generating consistent rental income with strong community support and repeat clientele.? A?t the main floor, there is a successful Indian restaurant with over 70 seats approved. It is a fully operational and consistently busy dining establishment, renowned for its authentic cuisine, loyal customer base, and strong dine-in and takeout sales. The restaurant enjoys an excellent reputation and operates smoothly with an experienced team in place.? Also included is one of Calgary&rsquo;s most in-demand sweet shops, which operates both as a retail location and as a wholesale supplier to several smaller sweet stores throughout the region. The sweet shop is well known for its quality, consistency, and high volume, and serves as a valuable income stream that complements the restaurant and event space.? The? downstairs facility includes two public bathrooms,? a separate staff bathroom, a large commercial kitchen for food prep, a separate back entrance for staff and deliveries, and a 40-foot commercial hood ideal for high-volume cooking. For refrigeration and storage, the property features two 10-foot by 10-foot walk-in coolers and one 10-foot by 10-foot walk-in freezer, offering ample capacity for both the restaurant and sweet shop operations.? This is a turnkey business opportunity with multiple strong revenue streams,

ideal for an entrepreneur or investor looking for a stable, growing business with long-term potential in one of Calgary’s vibrant communities. Financials available upon request.