

**128, 3670 63 Avenue NE
Calgary, Alberta****MLS # A2201040****\$399,900****Division:** Westwinds**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,824 sq.ft.**Zoning:** I-B f0.5**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

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!