\$850,425 - 5150 47 Street Ne # 2118, Calgary

MLS® #A2216121

\$850,425

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

?? Versatile 2,001 Sq Ft Industrial Bay inWestwinds – Ideal for Business Owners & Investors!

Rare opportunity to own a 2,001 sq ft (+/-) industrial bay in Calgary's thriving Westwinds Business Park, just off McKnight Blvd and 52 Street NE — a high-traffic, high-visibility area perfect for growing businesses.

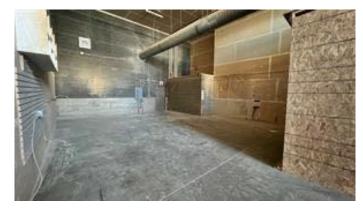
This unit features a 22-ft clear ceiling height, a 10' x 12' drive-in overhead door, and flexible Direct Control (DC) zoning, allowing for a wide variety of permitted uses including auto services, paint shops, kitchen cabinet manufacturing, furniture showrooms, small-scale distribution, print shops, and more.

The space includes a front-facing office and compact showroom, offering a professional setup for customer interaction while leaving ample space in the back for workshop, storage, or production. Thereâ \in TMs also rough-in for a washroom and mechanicals already in place â \in " the bay just needs a few minor finishing touches to be fully operational, making it an ideal canvas for your business vision.

? Highlights:22' clear heightDrive-in doorOffice + showroom already built







Small cosmetic work needed — no major renovations Ideal location near LRT, major roads, and amenities Can be purchased with adjacent bay for expansion Positioned in one of NE Calgary's most established commercial zones with steady vehicle and foot traffic, this property is a smart buy for owner-users or investors seeking long-term value and versatility.

Built in 2007

Essential Information

| MLS® # | A2216121 |
|------------|------------|
| Price | \$850,425 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2007 |
| Туре | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| Address | 5150 47 Street Ne # 2118 |
|-------------|--------------------------|
| Subdivision | Westwinds |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J4N4 |

Interior

| Heating | Forced Air, Natural Gas |
|---------|-------------------------|
|---------|-------------------------|

Exterior

| Roof | Asphalt Shingle |
|--------------|------------------------|
| Construction | Brick, Concrete, Mixed |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | April 29th, 2025 |
|----------------|------------------|
| Days on Market | 133 |
| Zoning | DC |

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.