

# \$699,900 - 153, 3901 54 Avenue Ne, Calgary

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MLS® #A2220522

**\$699,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Fantastic opportunity to own a high-exposure corner commercial bay in the highly desirable Westwinds Business District. This professionally managed unit offers approximately 2,900 sq. ft. over two floors, with great natural light from large windows on both levels.

The main floor features a versatile open-concept layout—ideal for retail, office, showroom, or light industrial use. The second floor includes two self-contained office suites, each with its own entrance, providing excellent rental income potential (estimated at \$2,500/month for the two upper units). One upper unit is currently leased.

Positioned in a prime location area with excellent accessibility and strong leasing potential, this property offers a valuable opportunity for commercial investors seeking portfolio growth and income stability.



Built in 2003

## Essential Information

MLS® #	A2220522
Price	\$699,900
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address 153, 3901 54 Avenue Ne  
Subdivision Westwinds  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2H3B8

Amenities

Parking Spaces 4

Additional Information

Date Listed May 14th, 2025  
Days on Market 70  
Zoning DC

Listing Details

Listing Office TREC The Real Estate Company



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