

**Price Reduced**



**For Sale**

**3670 - 63 Avenue NE  
Units 132, 136, 140  
Calgary, AB**



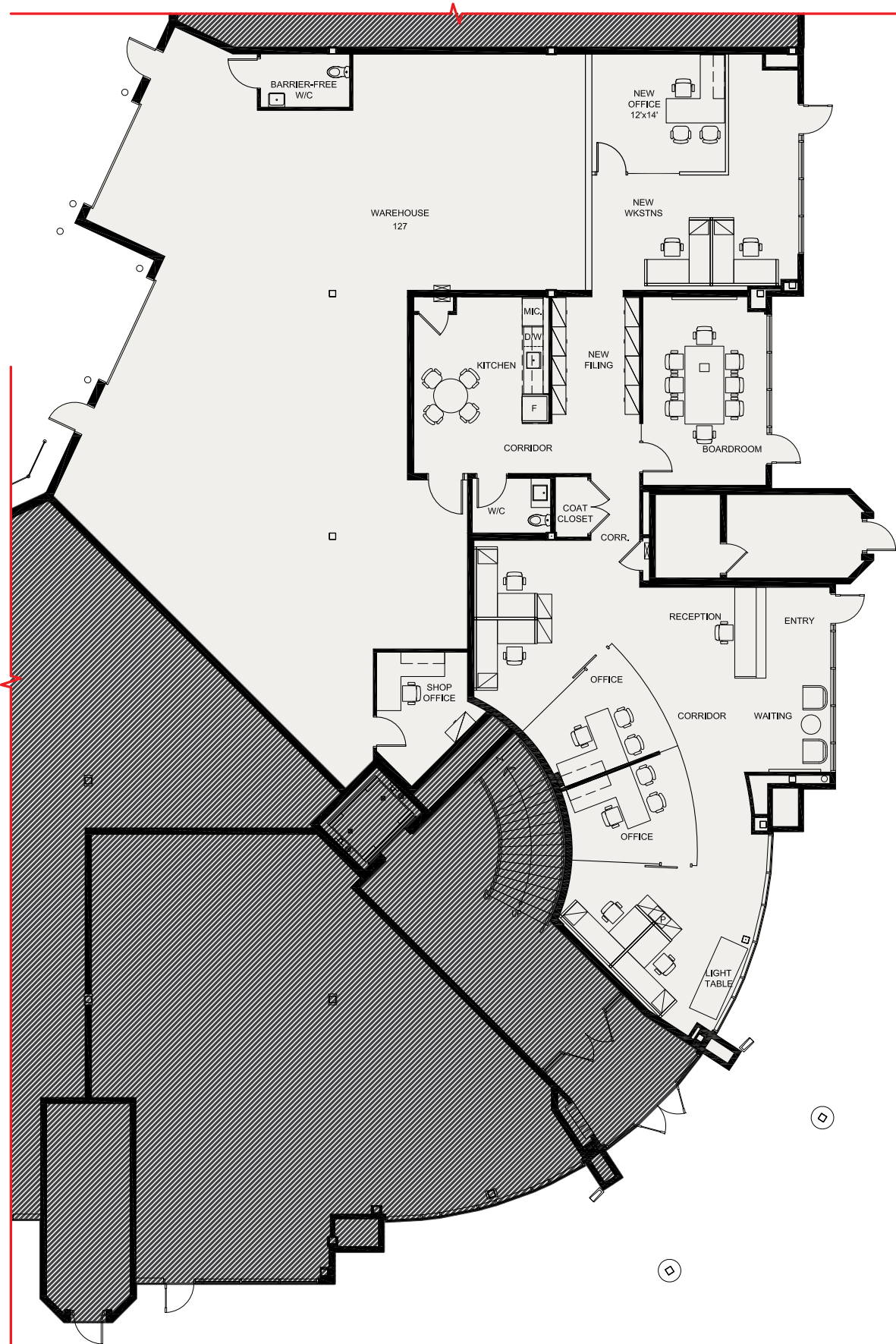
- 5,470 s.f. available
- High end office build out and finishes
- Clean warehouse space
- Drive-in loading

# DETAILS & PHOTOS

Address:	3670 - 63 Avenue NE Units 132, 136, 140
District:	Westwinds
Zoning:	I-B
Year Built:	2015
Size:	Warehouse: ± 2,757 s.f. Office: ± 2,713 s.f. Total: ± 5,470 s.f.
Loading:	2 (12' x 14') drive-in doors
Sprinklers:	Yes
Heating:	HVAC and forced air
Power:	100 amp @ 600 volt / bay (TBV)
Features / Construction:	<ul style="list-style-type: none"><li>• High end office finishings</li><li>• Air exchange system in warehouse</li></ul>
Available:	Negotiable
Taxes:	\$33,124.89 (2025 estimate)
Condo Fees:	\$4.84 per s.f.
Sale Price:	<del>\$1,499,000</del> \$1,399,000

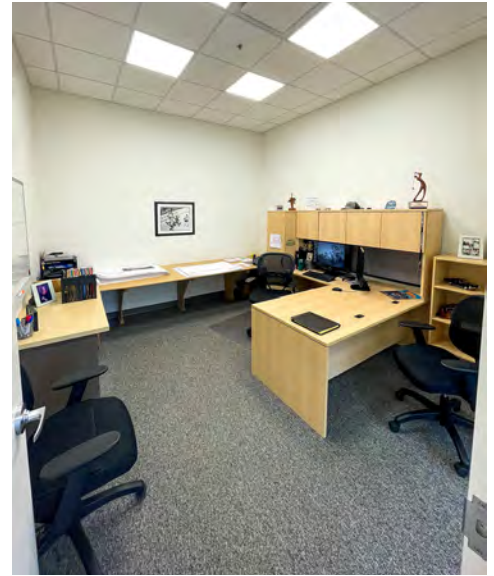


FLOORPLAN





# PHOTOS & LOCATION



## DRIVING DISTANCE

Ring Road Stoney Trail N  
→ **12 min.**

Ring Road Stoney Trail E  
→ **10 min.**

Calgary International Airport  
→ **10 min.**

Trans-Canada Highway  
→ **10 min.**

Downtown Calgary  
→ **20 min.**



# CONTACT US FOR MORE INFORMATION

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