

# \$1,621,400 - 5150 47 Street Ne #2106 2102, Calgary

MLS® #A2179895

**\$1,621,400**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Prime Investment Opportunity â€“ 2 Units,  
2,948 SQFT in the Heart of NE Calgary!

Unlock the potential of owning real estate in one of Calgaryâ€™s most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future.

Why This Deal is Unmissable:

â€¢ **Strategic Location:** Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, itâ€™s an ideal spot for businesses seeking exposure.

â€¢ **Flexible & Versatile Space:** Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes.

Endless Possibilities with Flexible Zoning:

Take advantage of zoning that supports a variety of business types, including:

- â€¢ Athletic facilities
- â€¢ Auto body and paint shops
- â€¢ Automotive sales, rental, and service
- â€¢ Grocery stores and laboratories
- â€¢ Manufacturing, warehousing, and product



distribution

• Recreational/commercial vehicle sales

and service

• Veterinary clinics and hospitals

Whether you're an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market.

Don't miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success!

Built in 2007

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2179895    |
| Price      | \$1,621,400 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2007        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5150 47 Street Ne #2106 2102 |
| Subdivision | Westwinds                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J4N4                       |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

### Interior

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

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2024 |
| Days on Market | 143                 |
| Zoning         | DC                  |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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