

\$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 in
Westwinds â€™ Ideal for Business Owners &
Investors!

Rare opportunity to own a 2,001 sq ft (+/-)
industrial bay in Calgaryâ€™s thriving
Westwinds Business Park, just off McKnight
Blvd and 52 Street NE â€™ 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€™s also
rough-in for a washroom and mechanicals
already in place â€™ 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 height

Drive-in door

Office + showroom already built



Small cosmetic work needed â€” no major renovations

Ideal location near LRT, major roads, and amenities

Can be purchased with adjacent bay for expansion

Positioned in one of NE Calgaryâ€™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 |
| Type | 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 | 70 |
| Zoning | DC |

Listing Details

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

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