

# \$874,650 - 5150 47 Street Ne #2122, Calgary

MLS® #A2216112

**\$874,650**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

?? Prime Industrial Bay in Westwinds  
Business Park â€” High Exposure & Versatility!

Seize this rare opportunity to own a 2,058 sq ft (+/-) industrial bay in one of NE Calgaryâ€™s most sought-after commercial hubs â€” Westwinds Business Park, strategically located at the intersection of McKnight Blvd and 52 Street NE. This high-traffic corridor offers exceptional visibility and easy access to major thoroughfares, including Stoney Trail and the Calgary International Airport, making it ideal for logistics, retail, or service-based operations.

The unit boasts a 22 ft clear ceiling height, a 10' x 12' drive-in overhead door, and Direct Control (DC) zoning, providing flexibility for a wide range of permitted and discretionary uses. Perfect for auto body and paint shops, automotive sales or repair, light manufacturing, warehousing, showrooms, packaging businesses, grocery/retail outlets, veterinary clinics, and more.

With consistent foot and vehicle traffic from surrounding commercial and residential developments, including West winds Corner and the nearby LRT station, this location supports strong business visibility and long-term growth potential.

Built in 2007



## Essential Information

MLS® #	A2216112
Price	\$874,650
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	5150 47 Street Ne #2122
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4N4

## Interior

Heating	Forced Air, Natural Gas
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## Exterior

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

## Additional Information

Date Listed	April 29th, 2025
Days on Market	96
Zoning	DC

## Listing Details

Listing Office	URBAN-REALTY.ca
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