

# \$4,350,000 - 4852 50 Avenue Ne, Calgary

MLS® #A2227690

**\$4,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

This versatile commercial building in Calgary's desirable Westwinds area offers the perfect blend of warehouse, light manufacturing, and office space under one roof. Built in 2000 and zoned Direct Control (DC) Subject is the left side of the building, the property is ideally suited for a wide range of business uses. The main floor features a welcoming reception area, multiple offices, and a functional workspace currently used by a signage company, while the second floor provides additional office space suitable for management or administrative teams. With excellent access from major highways and a rear lot that accommodates large overhead doors, the site is designed for easy deliveries and efficient logistics. Backside area can also be used for storage or parking. This is a rare opportunity to secure a well-located, flexible commercial space.

Built in 2000

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2227690    |
| Price      | \$4,350,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2000        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4852 50 Avenue Ne |
| Subdivision | Westwinds         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J4L8            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 4th, 2025  |
| Days on Market | 127             |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.