



## 3670 63 Avenue Calgary Alberta

\$399,900

Looking for a new place to open up your office/business? You're in luck! Design to your needs! SOLID LOCATION WITH EASY ACCESS FROM 36 ST NE AND 63 AVE NE! This spacious unit has lots to offer including AMPLE FRONT PARKING! Unit includes 2 half baths (1 of which is a handicap washroom). CONDO FEES INCLUDE: WATER, SEWER, INSURANCE, SNOW REMOVAL AND LANDSCAPING! EXCELLENT LOCATION! CLOSE TO LRT, AIRPORT HOTELS RESTAURANTS, BANKS, GOLF COURSE; IS LOCATED ON A VERY BUSY STREET AND IS CLOSE TO METIS TRAIL - DO NOT APPROACH CURRENT OCCUPANTS! (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

<https://sggrealestate.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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