

\$449,900 - 304, 4774 Westwinds Drive, Calgary

MLS® #A2222100

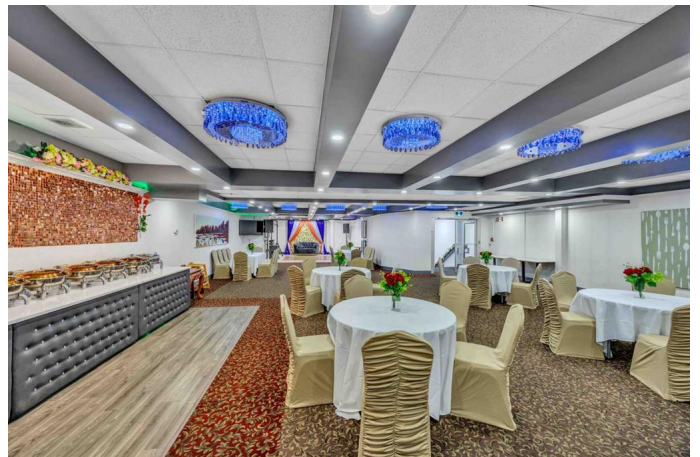
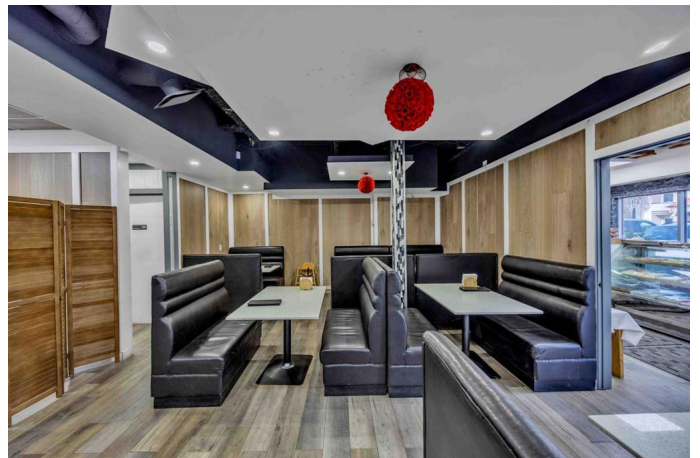
\$449,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Presenting a rare opportunity to own a highly profitable and fully operational commercial business and all the inventory in the heart of Calgary. This unique offering includes a well-established party hall, a thriving Indian restaurant, and one of the busiest sweet shops in the city – all under one roof.

The party hall is city-approved for 112 guests and is fully equipped with a licensed bar, a spacious dance floor, a dedicated washroom, a storage room, and a small food PREP area. It is a popular venue for weddings, birthdays, and corporate functions, generating consistent rental income with strong community support and repeat clientele. At the main floor, there is a successful Indian restaurant with over 70 seats approved. It is a fully operational and consistently busy dining establishment, renowned for its authentic cuisine, loyal customer base, and strong dine-in and takeout sales. The restaurant enjoys an excellent reputation and operates smoothly with an experienced team in place. Also included is one of Calgary's most in-demand sweet shops, which operates both as a retail location and as a wholesale supplier to several smaller sweet stores throughout the region. The sweet shop is well known for its quality, consistency, and high volume, and serves as a valuable income stream that complements the restaurant and event space. The downstairs facility includes two public bathrooms, a separate staff bathroom, a large commercial kitchen for food prep, a separate back



entrance for staff and deliveries, and a 40-foot commercial hood ideal for high-volume cooking. For refrigeration and storage, the property features two 10-foot by 10-foot walk-in coolers and one 10-foot by 10-foot walk-in freezer, offering ample capacity for both the restaurant and sweet shop operations. This is a turnkey business opportunity with multiple strong revenue streams, ideal for an entrepreneur or investor looking for a stable, growing business with long-term potential in one of Calgary's vibrant communities. Financials available upon request.

Built in 2015

Essential Information

MLS® #	A2222100
Price	\$449,900
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	304, 4774 Westwinds Drive
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0L7

Additional Information

Date Listed	May 16th, 2025
Days on Market	100

Listing Details

Listing Office

PREP Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.