WESTWINDS
SHOPPING CENTRE

3633 Westwinds Drive NE
Calgary, Alberta

Anchored by Superstore, Dollarama, and Fit4Less!



FOOTPRINT

NEW DEVELOPMENT COMING SOON



THE DETAILS

Area	1,500 sf - 4,000 sf
Rate	Market
Operating Costs	$4.30 (2026)
Property Tax	$16.50 psf (2027)
Term	10 Years
Availability	Q4 2027

LOCAL MARKET

80,288
Population

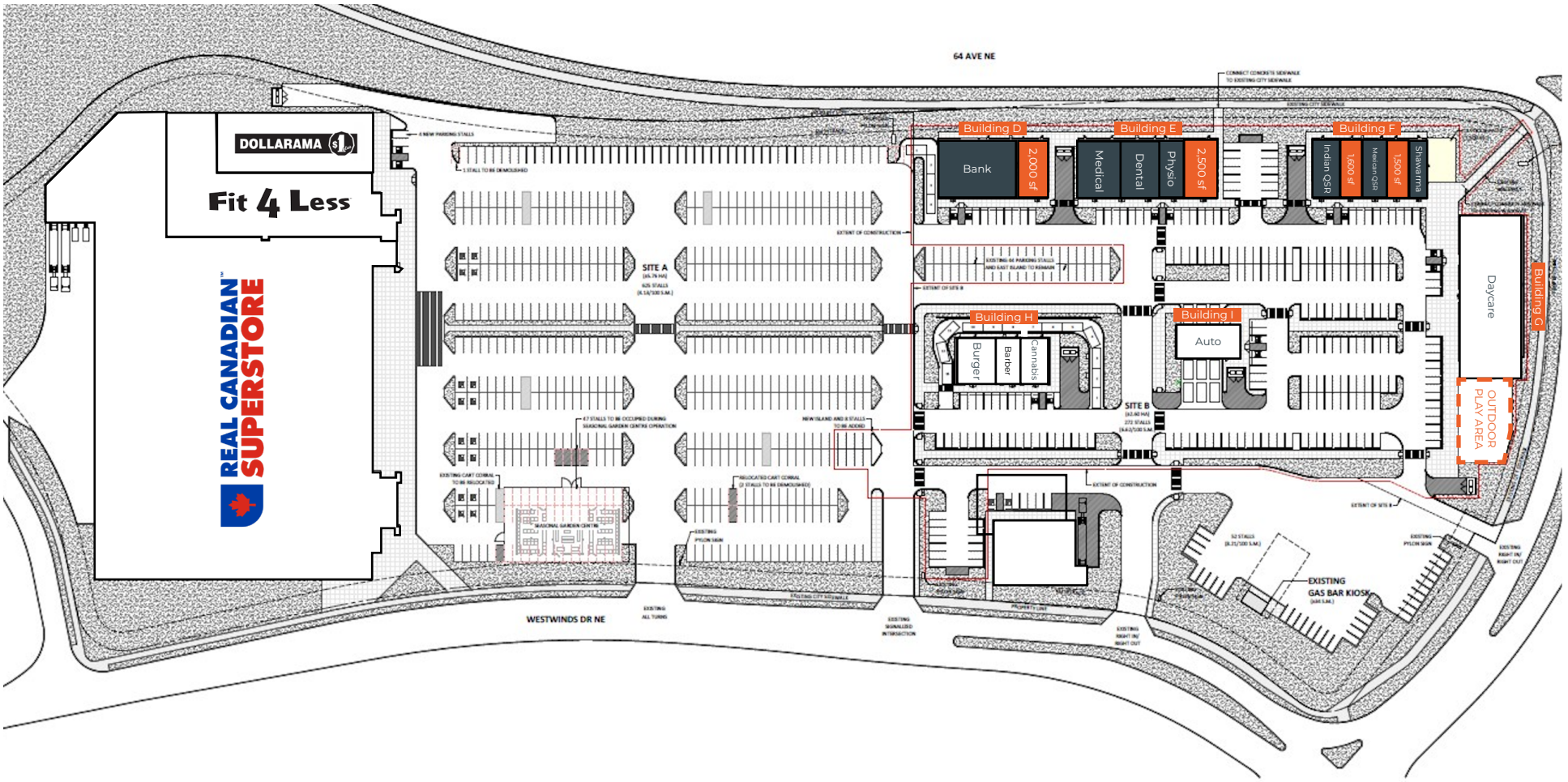
68,243
Daytime Population

$101,249
Avg. Household $

22,315
Households

SITE PLAN

Leased
Available
Under Offer



At the heart of one of Calgary's most active Northeast commercial corridors!

VISUALS


SIGN
SIGNAGE
SIGNAGE

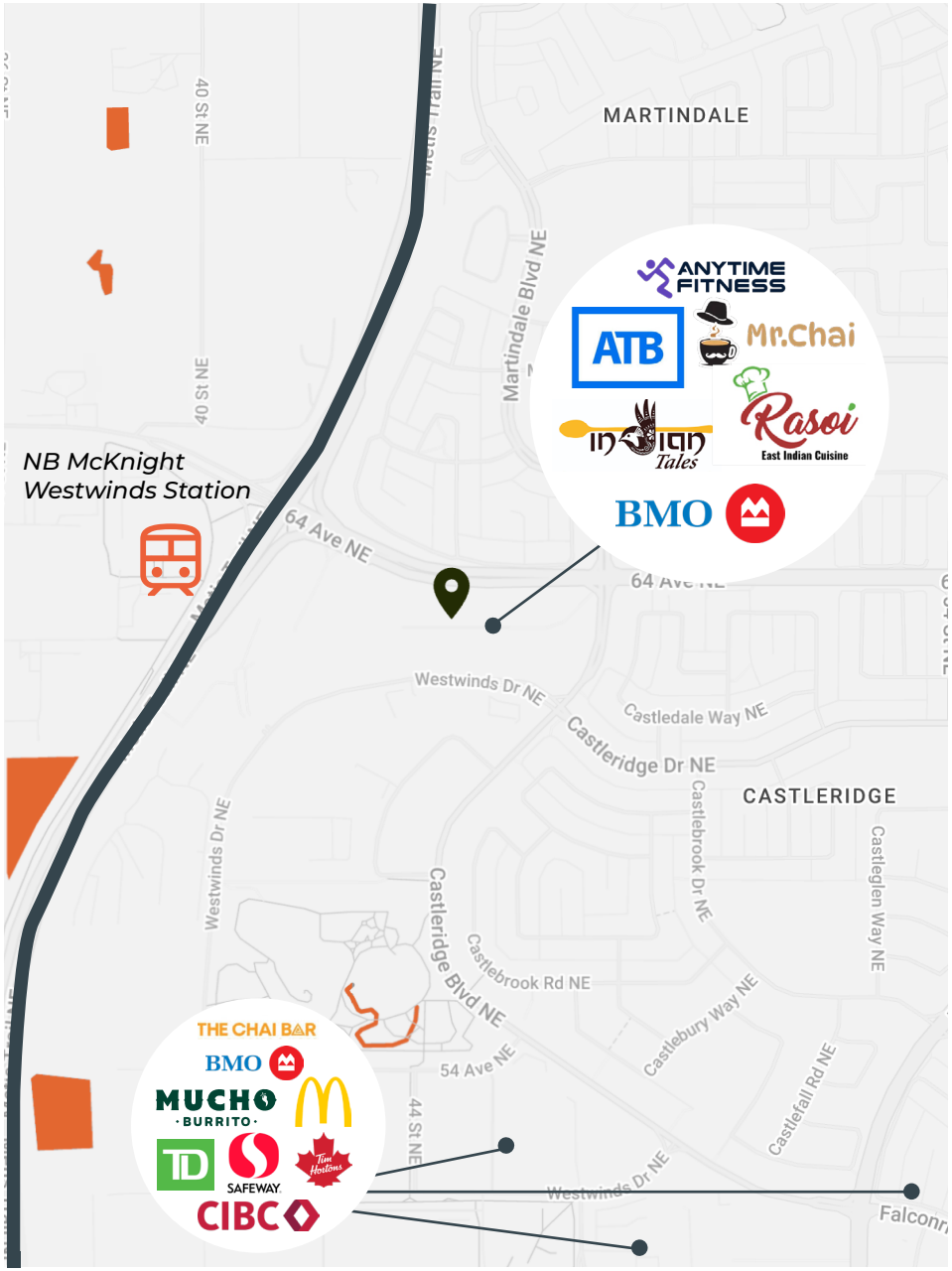

3633
WESTWINDS
SIGNAGE


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PERKS

- Strategically located within the city's fastest growing nodes, positioned at the forefront of Northeast Calgary's revitalization.
- Approximately 38,000 vehicles per day along Metis Trail NE and 39,000 vehicles per day on McKnight Boulevard NE.
- Located just 200 metres from Calgary's NB McKnight–Westwinds C-Train Station, offering close access to on-site amenities.
- Dense surrounding population with above-average household incomes, supporting sustained retail demand.
- Over 50,000 sq. ft. of new retail PADs coming soon, delivering outstanding visibility from Westwinds Drive NE and ample on-site parking for tenants and customers.
- Anchored by Real Canadian Superstore, Real Canadian Liquorstore, and Mobil Gas Station, with shadow anchors including ATB Financial, Wendy's, and a diverse mix of local tenants, driving consistent traffic to the site.



Choice Properties

open PROPERTY GROUP

BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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