

WESTWINDS SHOPPING CENTRE

📍 3633 Westwinds Drive NE
Calgary, Alberta

*Anchored by Superstore,
Dollarama, and Fit4Less!*

Choice
Properties

open
PROPERTY
GROUP



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



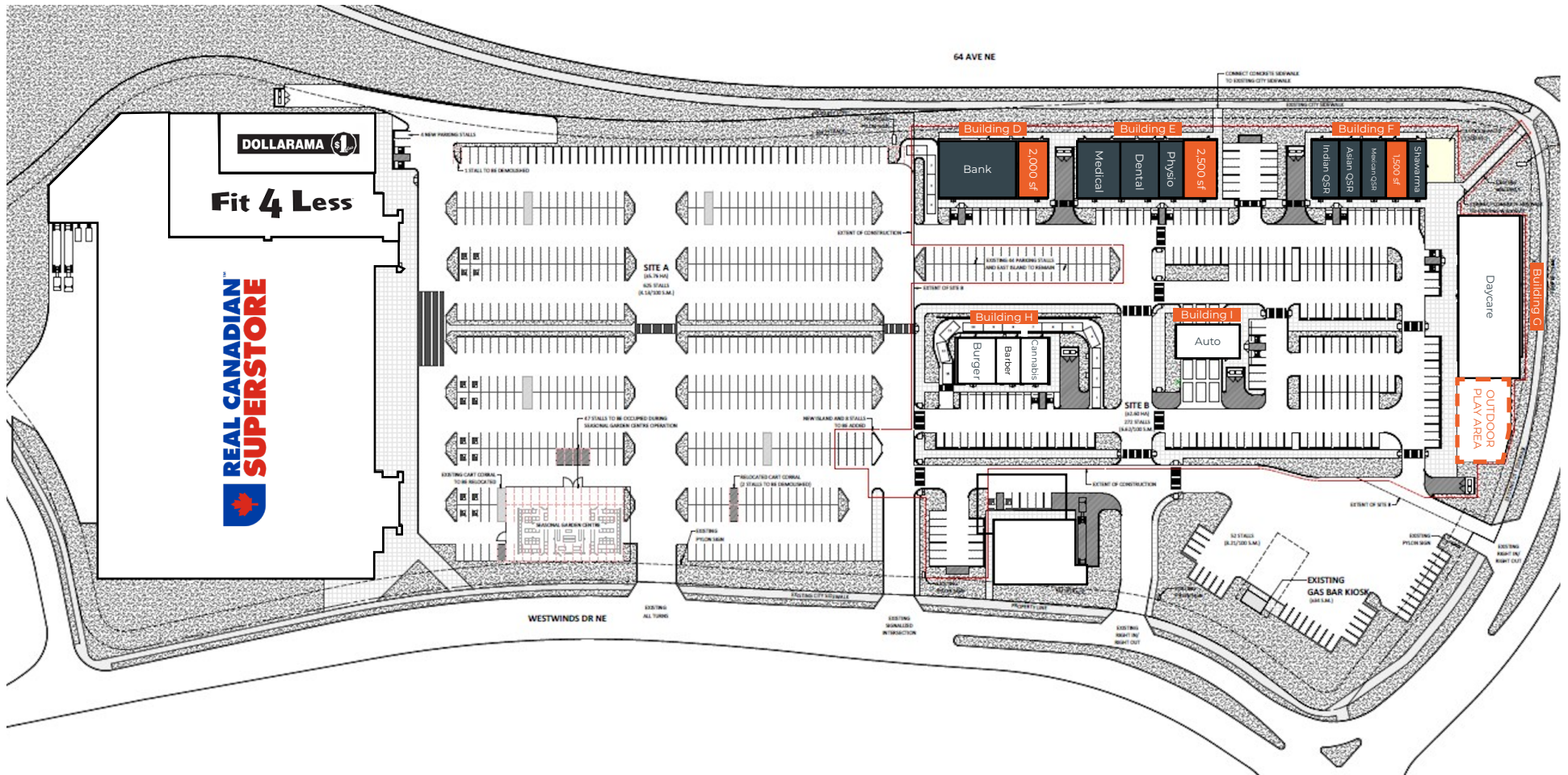
\$101,249
Avg. Household \$

22,315
Households



SITE PLAN

-  Leased
-  Available
-  Under Offer



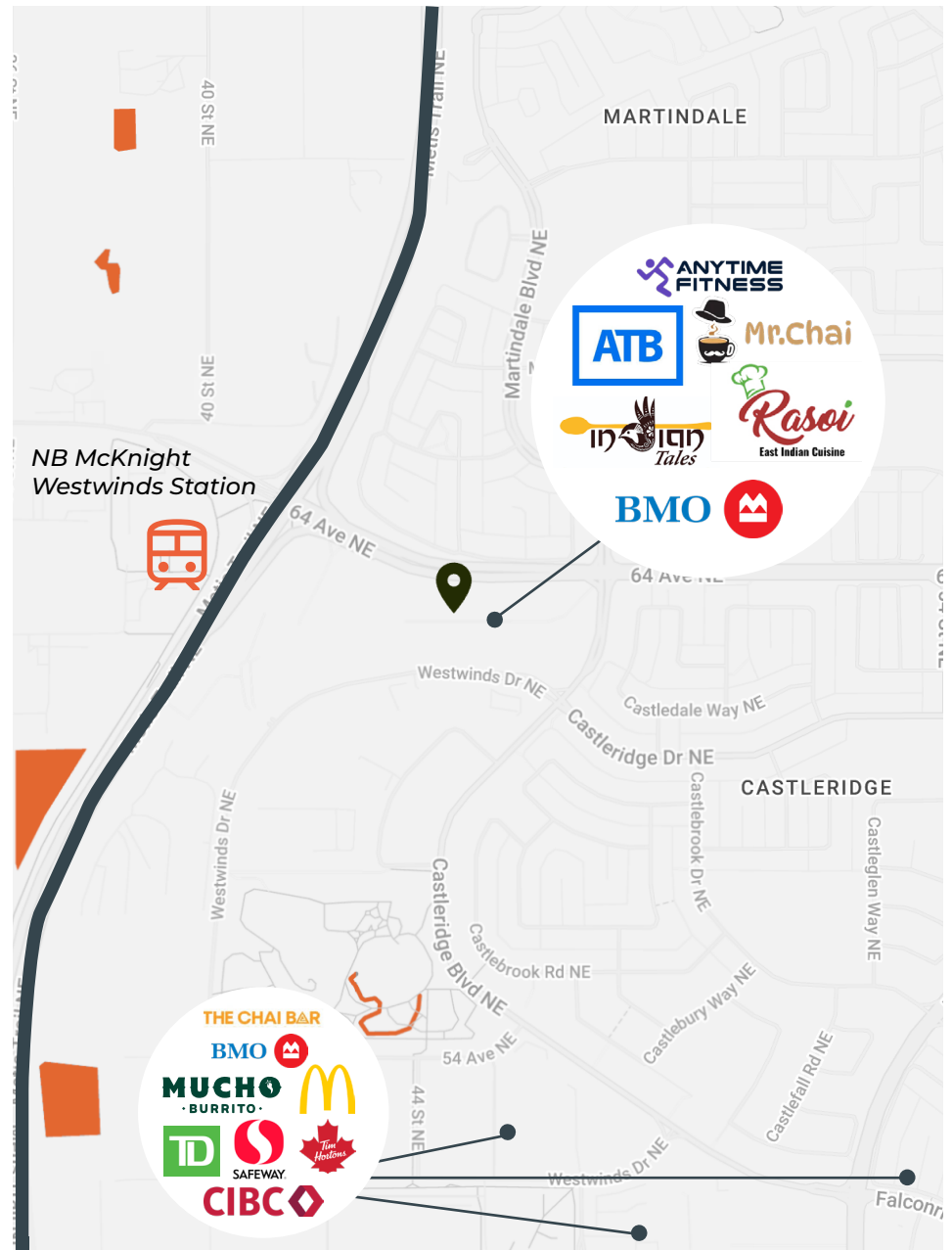
*At the heart of one of Calgary's most active
Northeast commercial corridors!*

VISUALS



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.



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BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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