


Choice
Properties

open
PROPERTY
GROUP

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 - 2,500 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



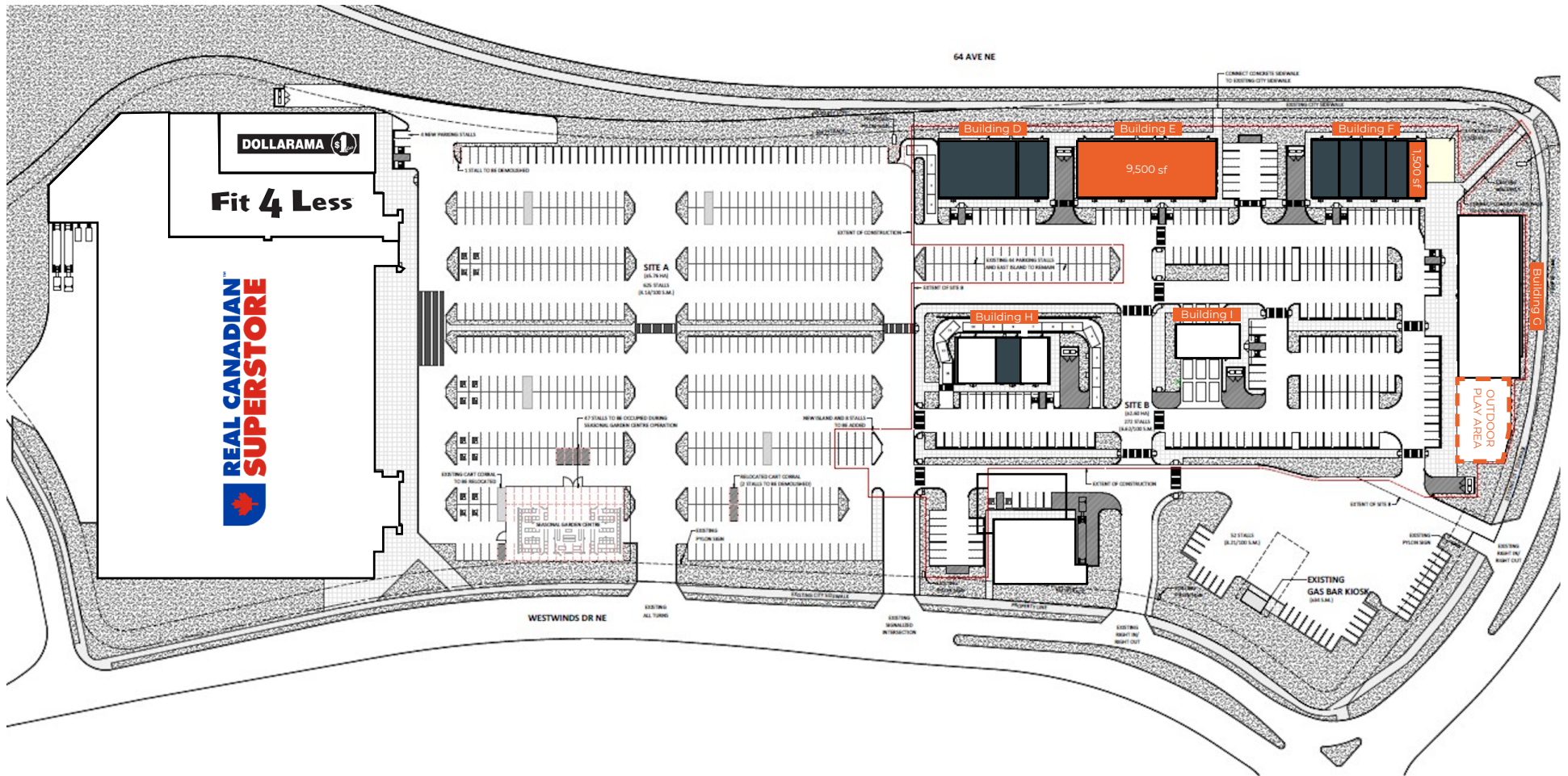
\$101,249
Avg. Household \$

22,315
Households



SITE PLAN

- Leased
- Available
- Under Offer



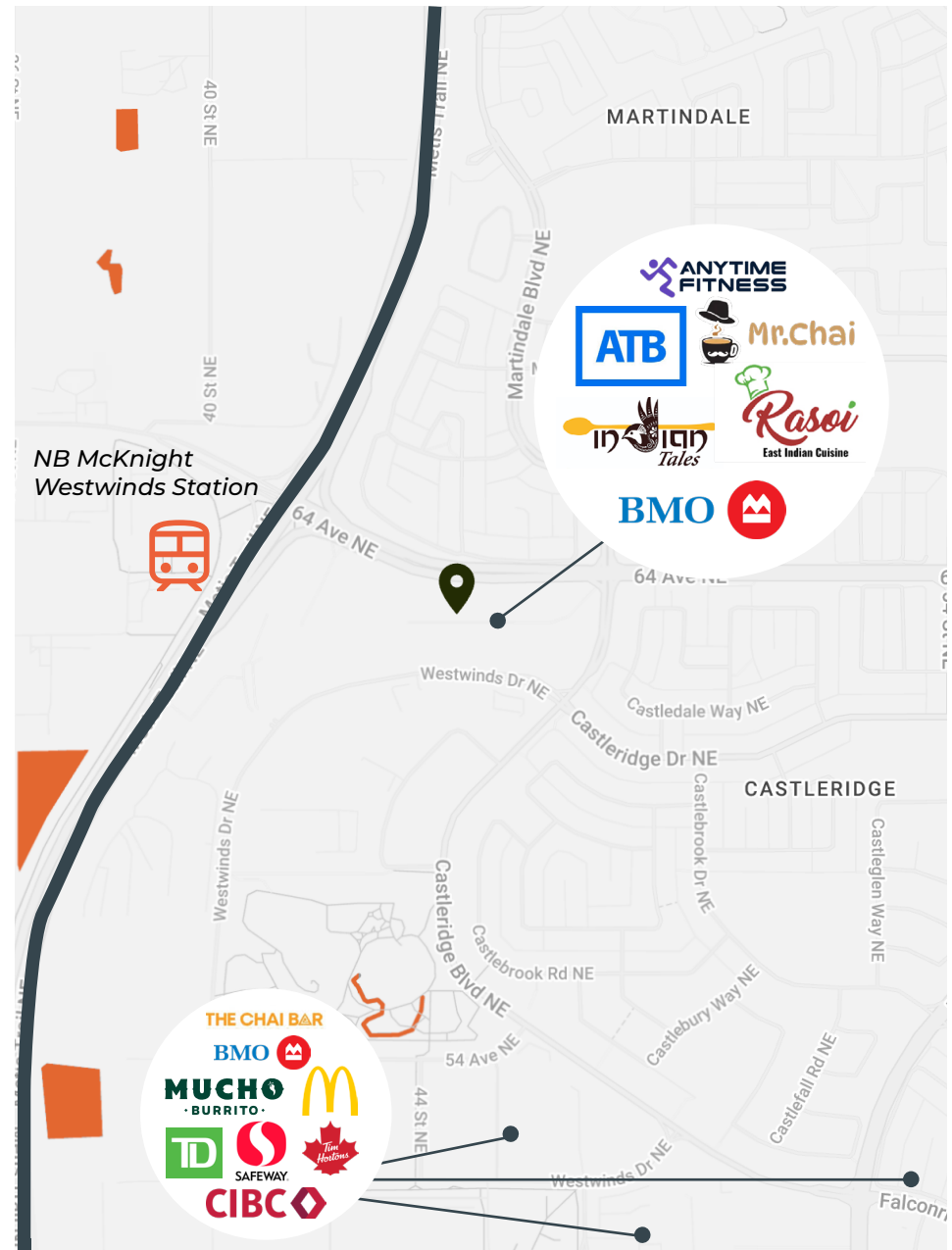
*At the heart of one of Calgary's most active
Northeast commercial corridors!*

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.



**Choice
Properties**

open
PROPERTY
GROUP

BUILT TO KEEP RETAIL OPEN AND EVOLVING.

HANI ABDELKADER*
President
403.807.9067
hakader@openpg.ca

MORENA IANNIELLO*
Vice President
403.797.0878
mianniello@openpg.ca

JACOB ROBINSON
Senior Associate
403.805.9093
jrobinson@openpg.ca

EMMA MACISAAC
Associate, Lead Account Manager
403.463.3581
emacisaac@openpg.ca

openpropertygroup.ca

#601, 1000 Centre St. N
Calgary, Alberta
T2E 7W6
CANADA

***Lead Contact**

© 2026. Open Property Group Inc. The information contained herein was obtained from sources considered reliable and, while believed to be accurate, has not been independently verified. Open Property Group Inc. makes no representation or warranty as to the accuracy or completeness of the information and accepts no responsibility or liability for any errors or omissions.