



## 1922 9 Avenue Calgary Alberta

\$599,900

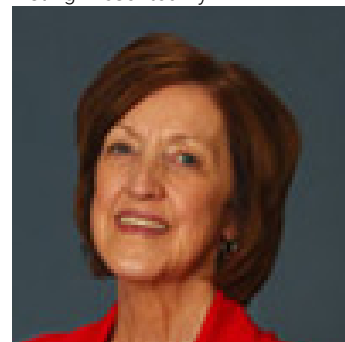
Live-Work Space in Prime Inglewood Location. This unique, centrally located property offers over 3,000 sqft of versatile living and commercial space across four levels in the heart of Inglewood. Perfectly for those looking to combine business and lifestyle, this property features an upper residential unit with rooftop patio, main floor commercial space, and a finished basement with additional storage. The spacious upper unit boasts 3 bedrooms, 2.5 bathrooms, and an open-concept living area, providing ample room for comfort and modern living with laundry off the main living area. The floorplan is ideal for both relaxation and entertaining, with natural light flowing throughout. Most recently rented for \$2200/month (2024). The main floor features a well-appointed commercial space, currently set up with a reception area, 2 private offices, and a convenient powder room. With approximately \$15/sqft (base rent) rental potential, this space provides an excellent opportunity for a variety of business ventures in an up-and-coming neighborhood. The fully finished basement adds significant value, offering additional storage and a second powder room, ideal for both personal and business use. This unit also comes with a stall directly adjacent the front door. With its prime location and diverse usage potential, this property offers a rare opportunity to live, work, and thrive in the highly sought-after Inglewood community. (id:6769)

Other 25.00 Ft x 17.08 Ft  
2pc Bathroom 7.50 Ft x 6.50 Ft  
Office 11.42 Ft x 9.67 Ft  
Office 12.25 Ft x 11.25 Ft  
Office 13.50 Ft x 9.67 Ft  
Office 11.33 Ft x 5.67 Ft  
2pc Bathroom 7.25 Ft x 7.00 Ft  
Kitchen 17.00 Ft x 10.17 Ft  
Dining room 11.17 Ft x 8.00 Ft  
Living room 21.33 Ft x 10.00 Ft

Other 21.33 Ft x 11.00 Ft  
Laundry room 8.50 Ft x 6.92 Ft  
Storage 8.25 Ft x 2.92 Ft  
Other 37.33 Ft x 21.33 Ft  
Primary Bedroom 17.58 Ft x 9.25 Ft  
Bedroom 11.17 Ft x 9.25 Ft  
2pc Bathroom 5.25 Ft x 4.58 Ft  
3pc Bathroom 8.00 Ft x 4.75 Ft  
4pc Bathroom 8.50 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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