



# 164 9 Street Calgary Alberta

\$664,900

Discover the perfect fusion of residential comfort and commercial opportunity in this impeccably maintained 1,617 sq. ft. Live/Work townhouse located in the highly sought-after community of Bridgeland. Nestled within the prestigious Olive complex, this rare gem offers up to 50% business usage, making it an ideal space for entrepreneurs or those seeking a versatile home-office environment. This unit is conveniently separated into a commercial space on the main floor with access from the back lane and a separate residential unit on the upper levels accessed by the front door making this a great opportunity for an investor as well. Step inside the front door and up stairs to experience the seamless blend of modern design and functional living. The open-concept main living space boasts a contemporary kitchen with sleek granite countertops and stainless steel appliances, an inviting dining area perfect for entertaining, and a cozy living room complete with a fireplace. The powder room adds convenience for guests. Upstairs, the master bedroom serves as a private retreat with a luxurious five-piece cheater ensuite featuring heated floors, a large oval soaker tub, and a private balcony overlooking the tranquil courtyard. The second bedroom is equally spacious and bright, with both rooms offering walk-in closets for ample storage. A dedicated laundry closet adds to the home's practicality. Ascend to your large rooftop patio, where you can soak in stunning views, including downtown views. This outdoor space is perfect for relaxing or entertaining under the Calgary sky. Enjoy the convenience of two parking spaces - a main floor garage (currently converted into additional business and storage space), and a titled underground parking stall. Additional storage is available in the unit's parkade-level locker. Situated just minutes from downtown Calgary, The Olive offers unparalleled a...

5pc Bathroom 9.58 Ft x 11.75 Ft  
Bedroom 13.17 Ft x 9.92 Ft  
Primary Bedroom 11.42 Ft x 11.83 Ft  
2pc Bathroom 5.50 Ft x 4.83 Ft  
Dining room 11.42 Ft x 10.33 Ft

Kitchen 7.83 Ft x 13.42 Ft  
Living room 17.42 Ft x 13.08 Ft  
Office 13.67 Ft x 10.42 Ft  
3pc Bathroom 3.25 Ft x 7.33 Ft  
Other 13.67 Ft x 15.33 Ft

Listing Presented By:



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