



1922 9 Avenue Calgary Alberta

\$599,900

Live-Work Space in Prime Inglewood Location. This unique, centrally located property offers almost 3,000 sqft of versatile living and commercial space across four levels in the heart of Inglewood. Perfectly suited for those looking to combine business and lifestyle, this property features an upper residential suite, 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. The floorplan is ideal for both relaxation and entertaining, with natural light flowing throughout. Most recently rented for \$2200/month (2024), this unit offers a strong investment opportunity. 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 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. 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)

Listing Presented By:



Originally Listed by:
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