



## 1420 9 Avenue Calgary Alberta

\$649,900

Discover the perfect blend of business and living in this rare live/work property in the heart of Inglewood. The main floor features 507 square feet of retail space, complete with a convenient bathroom, making it ideal for a boutique, office, or creative studio. Ample customer parking right outside ensures easy accessibility for clients and guests. Above the retail space, a beautifully renovated two-story townhome awaits. With a stylish loft-style bedroom, 1.5 bathrooms, and a modern open layout, it offers comfortable and contemporary living. Step onto the rooftop patio to relax or entertain while soaking in the vibrant energy of the neighbourhood. This property is as versatile as it is charming. Live upstairs and run your business below, rent out either space for additional income, or explore long-term and short-term rental opportunities. Located in one of Calgary's most dynamic neighbourhoods, this property puts you close to shopping, dining, and attractions like the National Music Centre and Calgary Zoo. Don't miss your chance to own this unique property with endless possibilities!

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Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca