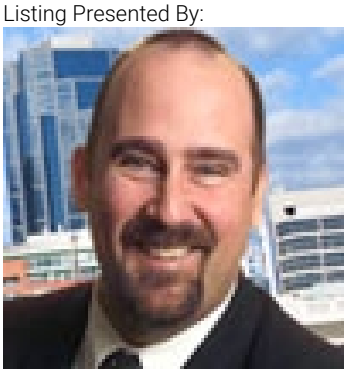


632 Marsh Road Calgary Alberta

$468,888

Exceptional Live/Work Opportunity - MU-2 Zoned Property Currently Operating as a Tailor & Alteration Shop! Rarely does a property offer this level of flexibility and potential. Currently operating as a successful Tailor and Alteration Shop, this unique property is ideally suited for entrepreneurs, small business owners, investors, or first-time buyers looking for a convenient home-and-business combination. Situated on a MU-2 f4.0h22 zoned lot, this property offers outstanding mixed-use potential, allowing for a variety of residential and commercial uses (subject to municipal approvals). Whether you're looking to continue operating a tailoring business, establish a professional office, studio, retail space, or simply enjoy the flexibility of mixed-use zoning, the possibilities are extensive. The property features a functional layout with 1 bedroom, 1 full bathroom, and an additional 2-piece bathroom, along with a practical galley-style kitchen. The versatile interior space can easily accommodate both living and working requirements. Outside, enjoy a private backyard complete with a large deck, perfect for relaxing or entertaining. Parking is excellent with 3 dedicated parking stalls plus convenient 2-hour street parking, making access easy for clients, customers, and guests.Located in a highly visible and accessible area close to shopping, transit, and everyday amenities, this property presents an outstanding opportunity to own a versatile mixed-use property in a desirable location. Whether you're seeking a first home, an investment property, or a unique live/work setup, this MU-2 zoned property offers exceptional value and unlimited potential. Some of the photos are virtual staged (id:6769)

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