

\$689,900 - 5, 1922 9 Avenue Se, Calgary

MLS® #A1134326

\$689,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

Inglewood, Calgary, Alberta

Live, Work and Enjoy! This unique & upgraded 3 storey townhome w/ almost 2700 total sq feet features an undeniably incredible 730sq ft rooftop patio in sought after Inglewood and is ideal for those who want to live & work in a bustling, eclectic and uber walkable community. Park the car & explore all that this historic community has to offer with the Bow river and pathways just a couple blocks away, parks, tennis courts, boutique shops, fabulous restaurants and pubs just down 9th Avenue - you can even walk along the Music Mile to the zoo, Stampede, St Patrick's island & Downtown. There are many ways to go about maximizing the function/return of this exceptional property including if you wish to live there but not operate a business or vice versa or to rent the entire thing. The residential unit (2nd & 3rd floors - 3 beds/2.5 baths) has rented for up to \$3000 a month (if fully furnished) & the commercial unit (main and lower level - 1.5 baths) was previously leased for \$3400. If you choose to live in the naturally bright and well appointed residential unit then your commute would be the time it takes you to make your coffee & head down the stairs. Upstairs you'll find a tiled foyer w/expansive mirrored front hall closet w/lots of storage space that leads to a 1/2 bath & large laundry room w/new washer and dryer. You'll love the 9 ft ceilings & the open concept layout on this level - perfect for entertaining & looking out at the fabulous views just beyond the Juliet style balcony. The



spacious kitchen has been freshly upgraded & is complete w/gorgeous quartz countertops and backsplash, wine rack, tons of cupboard & counter space w/room for at least 4 stools at the breakfast bar. There's plenty of space to accommodate a large dining room table and for your living room furniture in the dining/livingroom area. Upstairs are two additional great sized bedrooms - one featuring a skylight (no egress window), as well as a 4 piece bath and flex space which would be perfect for an office or sitting area. The generously sized master bedroom features a 3 piece bath w/stunning corner shower and large closet. The piece de resistance is the stunning roof top patio with 360 degree views of downtown, the mountains & the river valley - perfect for gardening, hosting Summer bbqâ€™s/gatherings or just staring up at the night sky/skyline. The residential unit also comes with a parking stall inside a garage. The commercial unit has been recently renovated and is currently open concept on the main floor with a 1/2 bath & a fully finished basement with a 3pc bath and two rooms with waiting/sitting area. There is a parking lot for visitors of the various businesses. However you decide to utilize the residential/commercial units this entire property will end up working for you & is a great opportunity to own your piece of desirable Inglewood. Take a look at the virtual tour, the condo fee includes heat (infloor), water & sewer for both of the self contained spaces. Come view it today!

Built in 2001

Essential Information

MLS® #	A1134326
Price	\$689,900
Bathrooms	0.00

Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5, 1922 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0V2

Amenities

Parking Spaces	1
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Interior

Heating	In Floor, Hot Water, Natural Gas
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Exterior

Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting, Views
Roof	Tar/Gravel
Construction	Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2021
Days on Market	81
Zoning	C-COR1 f2.0h12

Listing Details

Listing Office	Courtesy Of CIR REALTY
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