

\$599,900 - 3, 1922 9 Avenue Se, Calgary

MLS® #A2191226

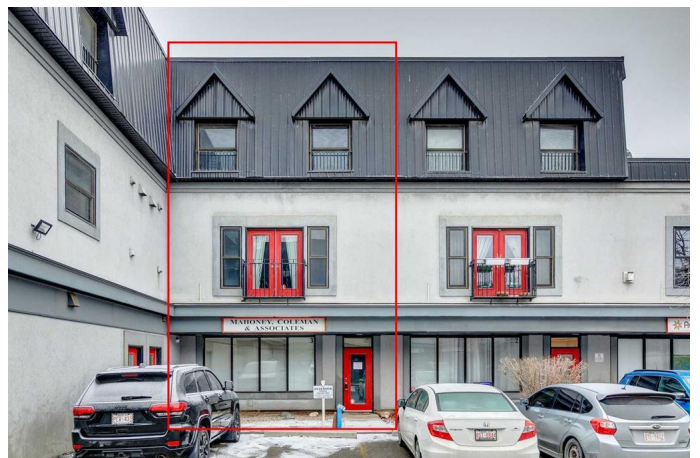
\$599,900

2 Bedroom, 5.00 Bathroom, 2,948 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Live-Work Space in Prime Inglewood Location. This unique, centrally located property offers over 3,000 sqft of versatile living and commercial space across four levels in the heart of Inglewood. Perfectly for those looking to combine business and lifestyle, this property features an upper residential unit with rooftop patio, 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 with laundry off the main living area. The floorplan is ideal for both relaxation and entertaining, with natural light flowing throughout. Most recently rented for \$2200/month (2024). 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 (base rent) 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. This unit also comes with a stall directly adjacent the front door. 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.



Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2191226 |
| Price | \$599,900 |
| Bedrooms | 2 |
| Bathrooms | 5.00 |
| Full Baths | 2 |
| Half Baths | 3 |
| Square Footage | 2,948 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 3, 1922 9 Avenue Se |
| Subdivision | Inglewood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 0V2 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Separate Entrance |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Oven |
| Heating | In Floor |
| Cooling | Wall Unit(s) |
| # of Stories | 3 |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | None |
| Lot Description | Low Maintenance Landscape |
| Roof | Tar/Gravel |
| Construction | Metal Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 104 |
| Zoning | C-COR1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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