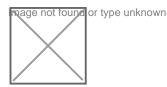


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **19, 1420 9 AVENUE SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

25713

MLS ID: A2139396

\$750,000



**△** THU NGUYEN

**2** (403) 991-8795

■ eXp Realty

**403-262-7653** 

19, 1420 9 Avenue SE, Calgary, Alberta T2G 0T5

**Transaction Type** 

**Days On Market** 

Zoning

For Sale

77

DC (pre 1P2007)

Subdivision

Year Built

\_. . \_

Inglewood

1947

Structure Type Mixed Use

Property Type

**Property Sub Type** 

Legal Plan 9512330

Commercial

Mixed Use

Inclusions

**Building Area (Sq. Ft.)** 

Building Area (Sq. M.)

Dishwasher, Dryer, Electric Stove,

1289.75

119.82

Microwave, Refrigerator, Window

Coverings

Restrictions

Reports

None Known

Title

Amazing opportunity to own a retail/commercial storefront space in the heart of trendy Inglewood, complete with fabulous loft living attached. The main floor commercial space offers a bright and pleasant business atmosphere with large windows, 11ft. ceilings, open space, and a washroom. Upstairs you will find a fantastic open-concept loft home with hardwood floors, 20ft ceilings, an updated kitchen with a movable island, and a large living room with balcony showcasing city views. The spacious primary bedroom features an incredible glass block shower, skylights, and potential for a rooftop patio with beautiful views. One assigned parking stall and common area parking are included. All of this is located in one of Calgary's hottest neighborhoods! Steps to trendy shops and eateries, bike paths, and within walking distance to downtown. Don't miss out on this excellent opportunity!

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