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## 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**  
 (403) 991-8795

 eXp Realty  
 403-262-7653

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

**Transaction Type**

For Sale

**Days On Market**

77

**Zoning**

DC (pre 1P2007)

**Subdivision**

Inglewood

**Year Built**

1947

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

9512330

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

1289.75

**Building Area (Sq. M.)**

119.82

**Inclusions**Dishwasher, Dryer, Electric Stove,  
Microwave, Refrigerator, Window  
Coverings**Restrictions**

None Known

**Reports**

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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