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3, 1922 9 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29149


MLS ID:
A2191485

\$599,900



 **AMY FLEMMER**
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 Century 21 Masters
 403-906-2858

 3, 1922 9 Avenue SE, Calgary , Alberta T2G 0V2

Transaction Type For Sale	Title Fee Simple	Days On Market 20
Zoning C-COR1	Subdivision Inglewood	Building Type Home-Based,Low Rise (2-4 stories),Mixed Use,Office Building,Street Level Storefront
Year Built 2001	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0111256	Building Area (Sq. Ft.) 2949.40
Building Area (Sq. M.) 274.01	Construction Type Metal Siding ,Stucco,Wood Frame	Roof Tar/Gravel
Foundation Poured Concrete	Heating In Floor,Hot Water,Natural Gas,Radiant	Inclusions All Appliances As-Is Where is- Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Restrictions None Known	Reports None	

Live-Work Space in Prime Inglewood Location. This unique, centrally located property offers almost 3,000 sqft of versatile living and commercial space across four levels in the heart of Inglewood. Perfectly suited for those looking to combine business and lifestyle, this property features an upper residential suite, 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. The floorplan is ideal for both relaxation and entertaining, with natural light flowing throughout. Most recently rented for \$2200/month (2024), this unit offers a strong investment opportunity. 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 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. 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.

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