

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

MLS® #A2191226

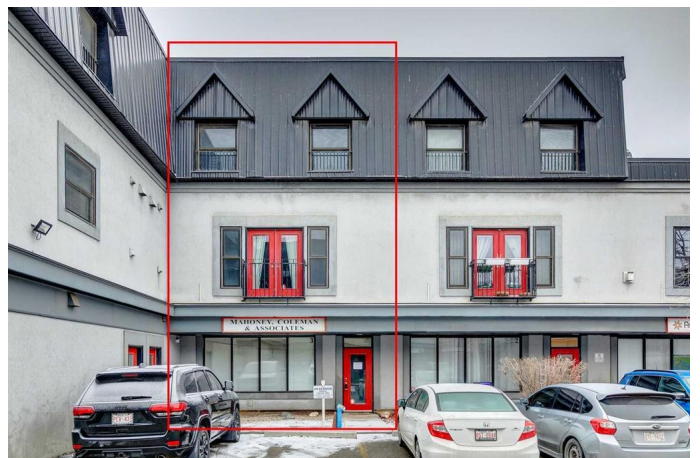
**\$599,900**

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	87
Zoning	C-COR1

### **Listing Details**

Listing Office	Century 21 Masters
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