\$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.







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, Electric Oven, Range Hood, Refrigerator, Washer

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 Stucco, Wood Frame, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025

Days on Market 76

Zoning C-COR1

Listing Details

Listing Office Century 21 Masters

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.