

# \$649,900 - 15, 1420 9 Avenue Se, Calgary

MLS® #A2181600

## \$649,900

1 Bedroom, 3.00 Bathroom, 1,296 sqft  
Residential on 0.00 Acres

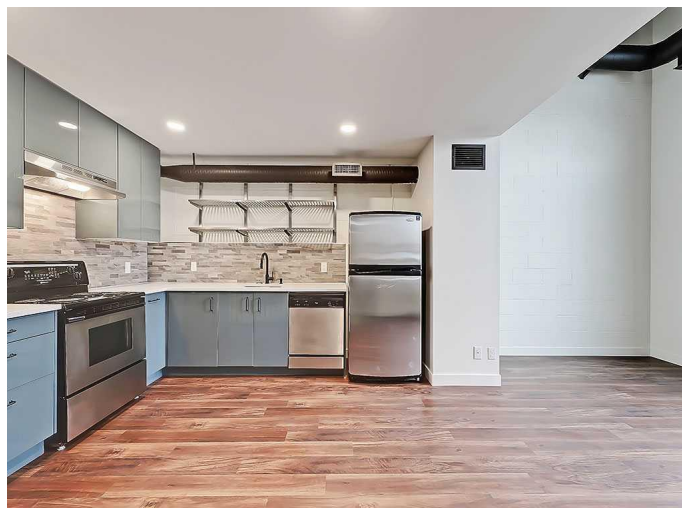
Inglewood, Calgary, Alberta

Experience the best of work and life with this rare live/work property in the heart of Inglewood. The main floor boasts 507 square feet of retail space, complete with its own bathroom, ideal for a boutique, office, or creative venture. Ample customer parking just steps from the door makes it convenient for clients and visitors alike. Upstairs, a renovated two-story townhome offers a modern living space featuring a loft-style bedroom, 1.5 bathrooms, and an open, airy design. Unwind on the rooftop patio, perfect for relaxing after a busy day or hosting friends. This versatile property adapts to your needs. Live and work on-site, rent out either the retail or living space for added income, or explore short-term rental possibilities to maximize its potential. Located in the heart of Inglewood, this property offers unbeatable access to trendy shops, local dining, and popular attractions like the National Music Centre and Calgary Zoo. Don't miss out on this unique opportunity to own a piece of one of Calgary's most dynamic communities!

Built in 1995

### Essential Information

MLS® #	A2181600
Price	\$649,900
Bedrooms	1
Bathrooms	3.00



Full Baths	1
Half Baths	2
Square Footage	1,296
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	15, 1420 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T5

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Stone Counters, Storage, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, Level
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame
Foundation	Slab

### **Additional Information**

Date Listed November 29th, 2024

Days on Market 105

Zoning DC

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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