



THE
A-TEAM

**RE/MAX
FIRST**

164 9 Street, Calgary T3E 0P4

MLS®#: **A2159492**

Area: **Bridgeland/Riverside**

Listing Date: **09/03/24**

List Price: **\$679,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Landscaped,Views**
Park Feat: **Single Garage Attached,Titled**

Finished Floor Area

Abv Sqft: **1,617**
Low Sqft:
Ttl Sqft: **1,617**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Metal Siding ,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`10"	Dining Room	Main	11`5" x 10`4"
Kitchen	Main	7`10" x 13`5"	Living Room	Main	17`5" x 13`1"
Office	Main	13`8" x 10`5"	5pc Bathroom	Second	9`7" x 11`9"
Bedroom	Second	13`2" x 9`11"	Bedroom - Primary	Second	11`5" x 11`10"
3pc Bathroom	Main	3`3" x 7`4"	Other	Main	13`8" x 15`4"

Legal/Tax/Financial

Condo Fee:
\$931

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0610710**

Remarks

Pub Rmks: **Discover the perfect fusion of residential comfort and commercial opportunity in this impeccably maintained 1,617 sq. ft. Live/Work townhouse located in the highly sought-after community of Bridgeland. Nestled within the prestigious Olive complex, this rare gem offers up to 50% business usage, making it an ideal space for entrepreneurs or those seeking a versatile home-office environment. This unit is conveniently separated into a commercial space on the main floor with access from the back lane and a separate residential unit on the upper levels accessed by the front door making this a great opportunity for an investor as well. Step inside the front door and up stairs to experience the seamless blend of modern design and functional living. The open-concept main living space boasts a contemporary kitchen with sleek granite countertops and stainless steel appliances, an inviting dining area perfect for entertaining, and a cozy living room complete with a fireplace. The powder room adds convenience for guests. Upstairs, the master bedroom serves as a private retreat with a luxurious five-piece cheater ensuite featuring heated floors, a large oval soaker tub, and a private balcony overlooking the tranquil courtyard. The second bedroom is equally spacious and bright, with both rooms offering walk-in closets for ample storage. A dedicated laundry closet adds to the home's practicality. Ascend to your large rooftop patio, where you can soak in stunning views, including downtown views. This outdoor space is perfect for relaxing or entertaining under the Calgary sky. Enjoy the convenience of two parking spaces - a main floor garage (currently converted into additional business and storage space), and a titled underground parking stall. Additional storage is available in the unit's parkade-level locker. Situated just minutes from downtown Calgary, The Olive offers unparalleled access to local amenities, including trendy restaurants, coffee shops & parks. With LRT and bus routes nearby, commuting is effortless. Plus, the pet-friendly policy ensures that your furry friends are welcome (with board approval). This unique property benefits from both residential and commercial zoning, providing endless possibilities for live/work flexibility. Don't miss this rare opportunity to own a versatile and well-connected home in one of Calgary's most vibrant neighbourhoods.**

Inclusions: **BBQ, planters, and bench on roof top patio**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













