



THE
A-TEAM

**RE/MAX
FIRST**

1420 9 Avenue #15, Calgary T2G 0T5

MLS® #: **A2181600**

Area: **Inglewood**

Listing Date: **11/29/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,295**
Low Sqft:
Ttl Sqft: **1,295**

DOM

64
Layout
Beds: **1 (1)**
Baths: **2.0 (1 2)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Level**
Park Feat: **Stall**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Entrance**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Separate Entrance,Stone Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	15`6" x 8`6"	Kitchen With Eating Area	Second	13`8" x 11`2"
2pc Bathroom	Second	6`11" x 5`5"	Bedroom - Primary	Third	15`6" x 15`6"
4pc Bathroom	Third	9`3" x 4`11"	Flex Space	Main	24`7" x 11`1"
2pc Bathroom	Main	4`11" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$440

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9512330**

Remarks

Pub Rmks: **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!**

Inclusions: **n/a**
Property Listed By: **RE/MAX House of Real Estate**

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









