



THE
A-TEAM

**RE/MAX
FIRST**

1922 9 Avenue #3, Calgary T2G 0V2

MLS®#: **A2191226**

Area: **Inglewood**

Listing Date: **01/31/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **2,948**
Low Sqft:
Ttl Sqft: **2,948**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
Layout
Beds: **2 (2)**
Baths: **3.5 (2 3)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Range Hood,Refrigerator,Washer**
Int Feat: **Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Upper	17`0" x 10`2"
Living Room	Upper	21`4" x 10`0"
Laundry	Upper	8`6" x 6`11"
Balcony	Upper	37`4" x 21`4"
Bedroom	Upper	11`2" x 9`3"
3pc Bathroom	Upper	8`0" x 4`9"
Office	Main	11`5" x 9`8"

Room	Level	Dimensions
Dining Room	Upper	11`2" x 8`0"
Flex Space	Upper	21`4" x 11`0"
Storage	Upper	8`3" x 2`11"
Bedroom - Primary	Upper	17`7" x 9`3"
2pc Bathroom	Upper	5`3" x 4`7"
4pc Ensuite bath	Upper	8`6" x 8`0"
Office	Main	12`3" x 11`3"

Office
Other
2pc Bathroom

Main
Basement
Basement

13`6" x 9`8"
25`0" x 17`1"
7`6" x 6`6"

Office
2pc Bathroom

Main
Main

11`4" x 5`8"
7`3" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$1,087

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1

Legal Desc: **0111256**

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **None**
Century 21 Masters

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











