

# \$647,700 - 15, 1420 9 Avenue Se, Calgary

MLS® #A2203526

**\$647,700**

1 Bedroom, 3.00 Bathroom, 1,357 sqft  
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

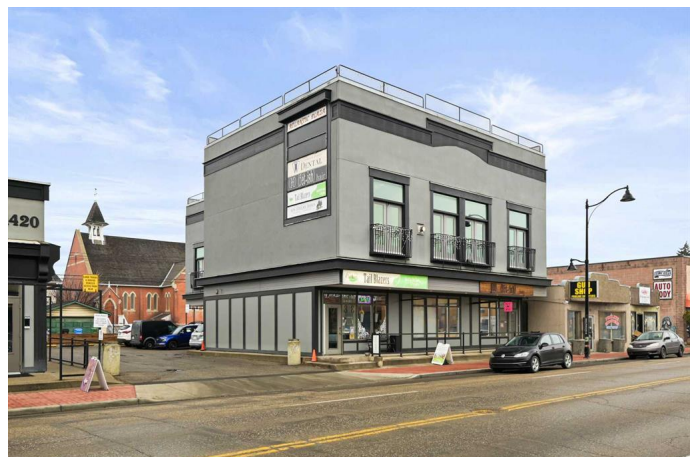
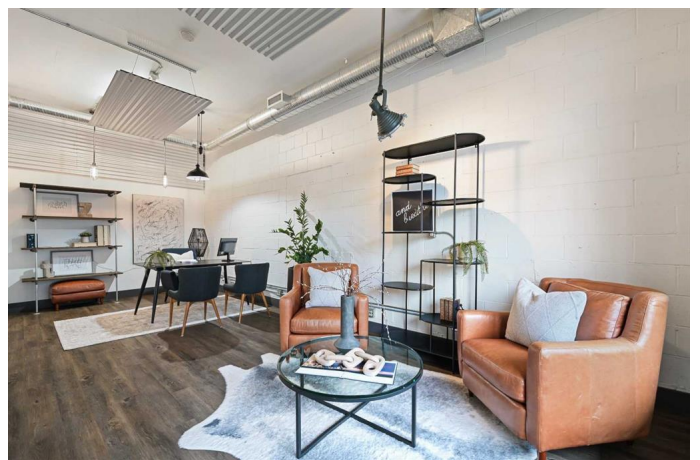
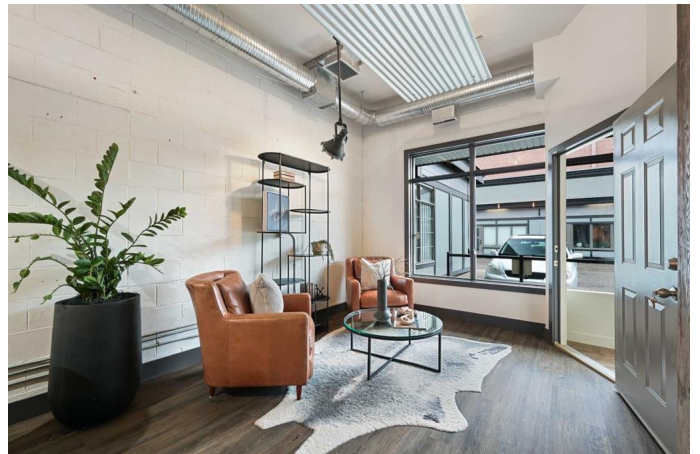
Tucked into the heart of Inglewood, this rare live/work property offers a dynamic space where creativity, business, and modern living come together. Whether you're an entrepreneur, artist, or professional looking for an inspiring home base, this space is designed to adapt to your vision.

On the main level, 500+ SF of sleek, retail or office space welcomes clients with style and convenience. A private bathroom and ample customer parking steps from the door make it perfect for a professional, creative studio, consulting office, or any venture that thrives in a vibrant, high-exposure location.

Upstairs, the energy shifts from hustle to home. A two-story, loft-style townhome offers a refreshed, modern living space designed for those who appreciate clean lines and open concepts. The lofted bedroom creates a private retreat, while 1.5 bathrooms and a bright, airy main level bring comfort and function together effortlessly.

And then there's the rooftop patio—your personal escape. Whether it's coffee at sunrise, winding down after a long day, or hosting a gathering under the city lights, this outdoor oasis adds an extra layer of cool to the space.

The possibilities here are endless: live and work seamlessly under one roof, rent out



either the commercial or residential space for additional income, in one of Calgary's most sought-after neighborhoods.

With Inglewood's trendy shops, eclectic dining, and cultural hotspots like the National Music Centre and the Calgary Zoo just around the corner, this is more than just a property—it's an opportunity to curate a lifestyle.

Spaces like this don't come along often. Are you ready to make it yours?

Built in 1947

### Essential Information

MLS® #	A2203526
Price	\$647,700
Bedrooms	1
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,357
Acres	0.00
Year Built	1947
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, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	12
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.