



GRASSROOTS
REALTY GROUP

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6, 1922 9 Avenue SE
Calgary, Alberta

MLS # A2329603



\$610,000

Division:	Inglewood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,234 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 1,087
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	C-COR1 f2.0h12
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: na

Here is your opportunity to own a residential townhome with a successful business below in the heart of desirable Inglewood. This rare concrete live/work property offers the perfect setup to live above and operate (or lease) a commercial business on the main floor that can supplement your rental income. The approximately **600 sq ft commercial space is currently under contract**, providing immediate revenue and established customer traffic, with an additional 600 sq ft in the basement for expansion, storage, or further use. Above the business, enjoy a fantastic **1,200 sq ft residential townhome** across the upper two floors. The main living level features an open-concept kitchen and living room with abundant natural light, large windows, and generous cabinetry, plus a 2-piece bathroom and laundry/storage area. Upstairs you'll find a spacious master bedroom with 3-piece ensuite, a second bedroom, a bright loft, and a den with skylight. Relax on your private **rooftop patio** with **spectacular views of downtown Calgary** and 360-degree city vistas. Condo fees include in-floor radiant heat. Additional features include a single garage with extra storage. This end-unit faces directly onto 9th Ave for maximum visibility and foot traffic. **Inglewood** is one of Calgary's most vibrant communities — a historic neighbourhood filled with artistic energy, trendy shops, restaurants, breweries, and a strong sense of community. Steps from the Bow River, parks, and downtown, it delivers an unbeatable lifestyle. **Please note:** Prospective buyers must not disturb the operating business or speak with staff during showings. Units like this are truly rare. Don't miss your chance to secure this unique residential townhome with built-in business income in one of Calgary's best neighbourhoods.

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