



GRASSROOTS
REALTY GROUP

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7, 1922 9 Avenue SE
Calgary, Alberta

MLS # A2338176



\$650,000

Division: Inglewood

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Walker Court

Bus. Name: -

Size: 2,025 sq.ft.

Zoning: C-COR1 f2.0h12

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Refrigerator, Microwave, Hood Fan, Electric Stove, Dishwasher all sold as-is, where-is

Rare owner-user or investment opportunity in Inglewood! This mixed-use property offers a fully vacant commercial space on the main floor and basement, ready for your next business or commercial tenant to move in and make it their own. Above the commercial space, a bright residential unit spans two levels. The second floor features an open-concept living and kitchen area, while the third floor offers two spacious bedrooms, one with an ensuite bath, plus a versatile bonus room — perfect as a home office, gym, or extra living space. Head up to your very own rooftop patio, a rare outdoor retreat offering fantastic views right in the heart of the city. Whether you're an owner-operator looking to live up and work down, or an investor seeking two separately rentable income streams, this property delivers flexibility and upside in one of Calgary's most sought-after inner-city communities. Opportunities like this don't come up often. Contact your favourite Realtor today to book a viewing!