

**1336, 1340 9 Avenue SE
Calgary, Alberta**

MLS # A2118662



1336 and 1340 - 9 Avenue SE

\$7,500,000

Division:	Inglewood		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,340 sq.ft.	Age:	1919 (105 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.37 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC, with application to p
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Prime Inner City Development Opportunity. Currently awaiting zoning approval to allow the proposed development. The zoning approval is expected within the next 30 days. Proposed 84-unit residential purpose-built rental project with 7,500 square feet of retail space located in the historic community of Inglewood, a neighborhood with the perfect mix of history, culture, and community. Located just minutes from downtown, Inglewood is the perfect spot for those who want easy access to all that Calgary has to offer. Inglewood is also home to a vibrant community, with friendly neighbors and plenty of community events and festivals. One of the things that sets Inglewood apart is its historic charm. As one of Calgary's oldest neighborhoods, Inglewood boasts a unique architecture and streetscape that you won't find anywhere else. Take a stroll down 9th Avenue SE and you'll feel like you've stepped back in time. But Inglewood isn't just about history. It's also home to some of Calgary's most amazing shopping and dining. From boutique shops and galleries to cafes and restaurants, Inglewood has something for everyone. And if you love the outdoors, you'll appreciate Inglewood's proximity to the Bow River and the Calgary Zoo. Inglewood is one of Calgary's best neighborhoods. This development and the planned Brewery Lands development, which will add another 2,000 residents to the area, will be a welcome addition to the vibrant inner city lifestyle that Inglewood offers.