

# \$599,000 - 164 9 Street Ne, Calgary

MLS® #A2199497

**\$599,000**

2 Bedroom, 3.00 Bathroom, 1,786 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

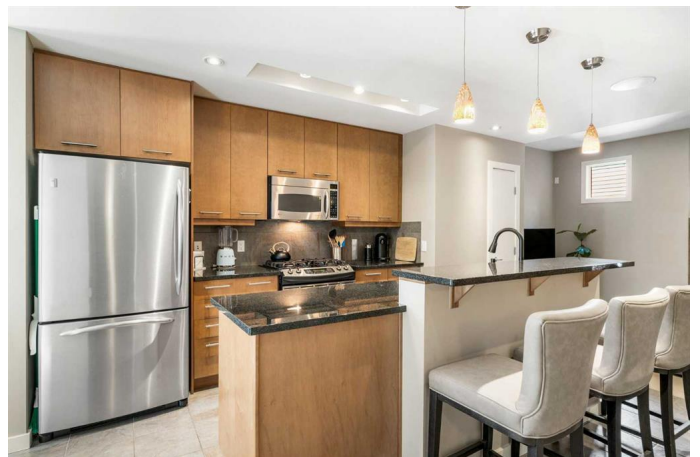
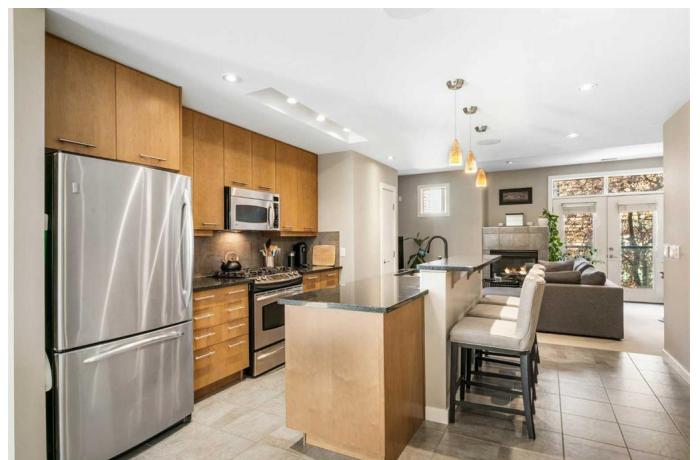
Discover the perfect fusion of residential comfort and commercial opportunity in this impeccably maintained 1,786 sq. ft. Live/Work townhouse located in the highly sought-after community of Bridgeland. Nestled within the prestigious Olive complex, this rare gem offers up to 50% business usage, making it an ideal space for entrepreneurs or those seeking a versatile home-office environment.

This unit is conveniently separated into a commercial space on the main floor with access from the back lane and a separate residential unit on the upper levels accessed by the front door making this a great opportunity for an investor as well.

Step inside the front door and up stairs to experience the seamless blend of modern design and functional living. The open-concept main living space boasts a contemporary kitchen with sleek granite countertops and stainless steel appliances, an inviting dining area perfect for entertaining, and a cozy living room complete with a fireplace. The powder room adds convenience for guests.

Upstairs, the master bedroom serves as a private retreat with a luxurious five-piece cheater ensuite featuring heated floors, a large oval soaker tub, and a private balcony overlooking the tranquil courtyard. The second bedroom is equally spacious and bright, with both rooms offering walk-in closets for ample storage. A dedicated laundry closet adds to the home's practicality.

Ascend to your large rooftop patio, where you



can soak in stunning views, including downtown views. This outdoor space is perfect for relaxing or entertaining under the Calgary sky.

Enjoy the convenience of two parking spaces — a main floor garage (currently converted into additional business and storage space), and a titled underground parking stall.

Additional storage is available in the unit's parkade-level locker.

Situated just minutes from downtown Calgary, The Olive offers unparalleled access to local amenities, including trendy restaurants, coffee shops & parks. With LRT and bus routes nearby, commuting is effortless. Plus, the pet-friendly policy ensures that your furry friends are welcome (with board approval).

This unique property benefits from both residential and commercial zoning, providing endless possibilities for live/work flexibility.

Don't miss this rare opportunity to own a versatile and well-connected home in one of Calgary's most vibrant neighbourhoods.

Built in 2006

## Essential Information

MLS® #	A2199497
Price	\$599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,786
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	164 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0P4

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Granite Counters, High Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Glass Doors
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Views
Roof	Tar/Gravel
Construction	Brick, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	34
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
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