

## Retail Condo Unit

The Avala Apartments in Inglewood | 1345 9 Avenue SE, Calgary, AB T2G 0T2

### PROPERTY HIGHLIGHTS

- ±1,175 SF retail condo unit located on the main floor of The Avala Apartments, a modern mixed-use building completed in 2020
- Prominent street-facing exposure directly onto 9 Avenue SE, Inglewood's primary commercial corridor
- Situated in Calgary's oldest and most vibrant main street, surrounded by independent retailers, restaurants, and entertainment venues
- Located within a 6-storey, 59-unit residential building with established ground-floor retail tenancy
- Excellent walkability, cycling access, and public transit connectivity
- Ideal for owner-occupiers or investors seeking exposure in a tightly held inner-city retail market
- Currently built out as a boutique hair salon with high-quality finishes and design; flexible layout easily adaptable for a range of retail or service uses

JUDICIAL SALE

±1,175 SF

RETAIL CONDO UNIT

For more information,  
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±1,175 SF Retail Condo Unit | Street Retail | Main Floor of Mixed-Use Building  
1345 9 Avenue SE, Calgary, AB T2G 0T2 | Inglewood



**ABOUT THE PROPERTY**

LEGAL DESC.	Plan: 2012148; Condo Unit: 1
YEAR BUILT	2020
UNIT SIZE	±1,175 SF
ZONING	C-COR1f4.0h23
EXPOSURE	Direct frontage onto 9th Avenue
CONDO FEES	\$887.49 per month
PROPERTY TAXES	\$14,529.61 (2026)
ASKING PRICE	\$650,000.00

**INGLEWOOD: A POPULAR DESTINATION**

Inglewood is widely regarded as one of Calgary's most dynamic and culturally rich communities. As the city's oldest neighbourhood, it has evolved into a premier destination for shopping, dining, arts, music, and recreation, attracting both locals and visitors alike.

Perfectly positioned between the Bow and Elbow Rivers, Inglewood is surrounded by an exceptional network of parks, green spaces, and riverside pathways. The Bow River runs along the community's north and east edges, while the Elbow River lies just to the west, creating a setting that is as scenic as it is walkable.

Key location attributes include:

- » Home to Inglewood's Main Street (9 Avenue SE), featuring boutique retail, cafés, breweries, and live music venues
- » Immediate access to the Bow River pathway system, Pearce Estate Park, Inglewood Wildlands Park, and the Inglewood Bird Sanctuary

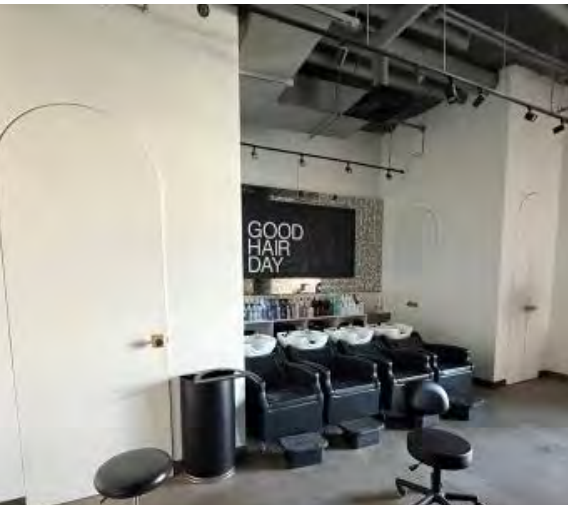
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- » Walking distance to major attractions including the Calgary Zoo, St. Patrick's Island, and Fort Calgary Historic Park
- » Close proximity to the Bow Habitat Station and Sam Livingston Fish Hatchery, reinforcing the area's strong connection to nature
- » Direct access to Downtown Calgary, Deerfoot Trail, Blackfoot Trail, and Memorial Drive
- » Strong pedestrian and cycling scores, supported by established transit routes and future Green Line LRT plans
- » Surrounded by a dense inner-city population with strong household incomes and growing daytime employment



**SPACE PHOTOS**



# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

## Retail Condo Unit | ±1,175 SF

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