

**308, 1740 9 Street NW
Calgary, Alberta****MLS # A2234340****\$226,000**

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	382 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Gated, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard**Floors:** Laminate**Roof:** -**Basement:** -**Exterior:** Composite Siding, Stone, Wood Frame**Foundation:** Poured Concrete**Features:** Elevator, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows**Water:** -**Sewer:** -**Condo Fee:** \$ 316**LLD:** -**Zoning:** M-C2**Utilities:** -**Inclusions:** Wardrobe

Attention investors! Don't miss out on this exceptional opportunity to live in a stylish, convenient, and pet-friendly home located just minutes away from SAIT. Parking? not a problem, this condo has an underground titled parking stall. Welcome to this beautiful 2015 studio-apartment, nestled in gorgeous Mount Pleasant. Step into a bright living room that encourages relaxation and provides a great atmosphere for entertaining guests. This room is accompanied by an oversized closet with ample space for your wardrobe and personal items. Following this you will find a contemporary kitchen that extends over the hall, equipped with stunning granite countertops, stainless steel appliances and lots of cabinetry. You can never have too much storage space, right? Whether you're a chef or a microwave user, this kitchen is designed to meet all culinary needs. Past the kitchen is a bright and generously sized room adjacent to a private balcony accessible through the glass sliding door. Great to enjoy a cup of coffee in the morning or to read a book in your pastime. Enjoy the convenience of in-suite laundry. This great amenity allows you to do chores without leaving the comfort of your home. This suite has been designed to provide all the luxuries and features needed in the modern lifestyle. This pet-friendly complex features a shared courtyard with a picnic/play area, ideal for outdoor activities and socializing. The building includes underground titled parking, visitor parking and elevator, providing convenience and security for you and your loved ones. Located just a quick drive from downtown, this apartment offers easy access to the best the city has to offer. Enjoy the nearby shopping, dining, and entertainment options, and take advantage of the proximity to the prestige SAIT. This property offers potential for rental income, with low maintenance fees and includes heat and water.

Built with quality and designed for modern living, perfect for students, professionals, and anyone seeking a vibrant urban lifestyle.