

**106, 1740 9 Street NW  
Calgary, Alberta**

**MLS # A2250882**



**\$314,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Lot, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to modern townhome living in Mount Pleasant! Perfectly situated within walking distance to SAIT (just 6 minutes), top-rated schools, transit, parks, and shopping, this residence is an excellent choice for students, professionals, families, or investors seeking a high-demand rental. This bright and stylish 2-bedroom, 1.5-bath townhome offers both comfort and convenience. The main floor features a spacious open-concept design with large windows that fill the living area with natural light. The kitchen is equipped with granite countertops, contemporary cabinetry, and modern appliances, seamlessly connecting to the dining space. A handy 2-piece bath completes the main level. Upstairs, you'll find a generous primary bedroom, a second well-appointed bedroom, a full 4-piece bath, and the convenience of in-suite laundry. Recent updates, including brand-new carpet (May 2025), make this home truly move-in ready. Enjoy the best of indoor-outdoor living with a front patio and private back deck, perfect for entertaining or unwinding. Condo fees include heat, water, trash removal, and building insurance —leaving you to only cover electricity. A titled underground parking stall is included, with ample permitted street parking available. Priced below city assessment, this property represents outstanding value in one of Calgary's most desirable communities.