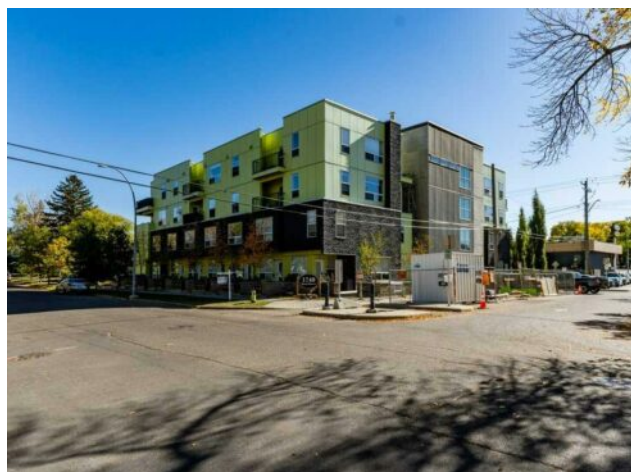


**308, 1740 9 Street NW
Calgary, Alberta****MLS # A2262521****\$224,900**

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	379 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard**Floors:** Laminate**Roof:** -**Basement:** -**Exterior:** Vinyl Siding**Foundation:** -**Features:** No Animal Home, No Smoking Home**Water:** -**Sewer:** -**Condo Fee:** \$ 316**LLD:** -**Zoning:** M-C2**Utilities:** -**Inclusions:** Window Coverings

Welcome to Mount Pleasant Court! This charming studio apartment offers the perfect blend of vibrant exterior appeal and cozy interior comfort. Featuring in-suite laundry and a well-designed layout, the space includes room for a cozy living area. Nestled in a prime location near SAIT, North Hill Mall, and a variety of amenities, it offers the perfect mix of comfort and convenience for students or professionals. This property also presents a great opportunity for investors, with its potential for strong rental income and excellent access to essential services. Whether you're looking for a home or a smart investment, Mount Pleasant Court has it all!