

**308, 1740 9 Street NW  
Calgary, Alberta**

**MLS # A2262521**

**\$224,900**



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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	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!