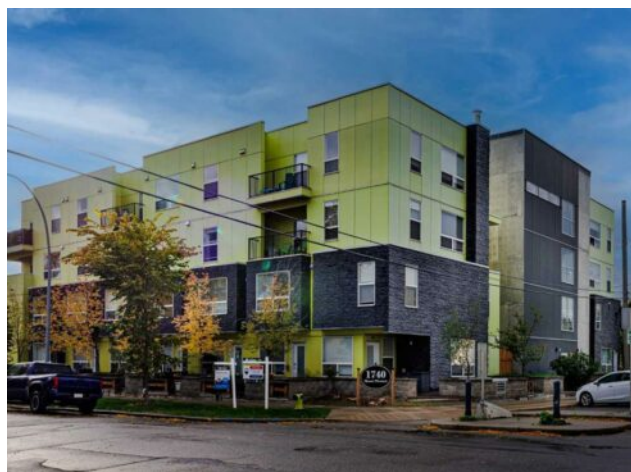


**302, 1740 9 Street NW
Calgary, Alberta**

MLS # A2196276



\$279,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	820 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Experience inner-city living at its finest in this stunning Jeremy Sturgess designed complex in Mount Pleasant. This 2bed/1bath gem features a striking central courtyard that invites you home each day. The well designed two bedroom layout showcases a chef's kitchen with centre island, sleek cabinetry, granite countertops, and stainless steel appliances, offering both style and functionality. Durable laminate flooring along with 9' ceilings flows throughout the main living areas, enhancing the modern feel. Enjoy a 4-piece bathroom, and convenient in-suite laundry, making this condo a fantastic choice for comfortable living at an affordable price. Additional highlights include an underground heated parking stall and secure building access. With quick access to SAIT, nearby LRT for easy downtown commuting, and a vibrant selection of local shops and dining, Mount Pleasant is calling you to make it your home!