

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

MLS # A2218278



\$328,000

Division:	Mount Pleasant		
Type:	Residential/Other		
Style:	2 Storey		
Size:	842 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 717
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: None

Ideal opportunity for first-time home buyers and savvy investors! New Carpet! Condo fees cover heat, water, trash removal, and building insurance—just pay for electricity! Welcome to this inviting 2-bedroom, 1.5-bath townhouse located in the desirable community of Mount Pleasant. The main level features a spacious living area filled with natural light from large windows. The open-concept kitchen is thoughtfully designed with stylish cabinetry and modern appliances, complemented by a designated dining area. A convenient 2-piece bathroom completes this level, offering both functionality and comfort. Upstairs, you’ll find a generously sized primary bedroom, a second well-appointed bedroom, a full 4-piece bathroom, and a laundry area—perfect for everyday convenience and family living. This townhouse has both patio and deck. For added ease, the unit includes one assigned underground parking space. Enjoy access to a large courtyard with a shared common area, ideal for relaxing or recreation. This home boasts an ideal location, just steps from shopping, restaurants, SAIT, and within walking distance to the LRT. Book your private showing today!