

402, 1740 9 Street NW
Calgary, Alberta

MLS # A2327014



\$179,999

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	400 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Off Street, Parkade, Permit Required, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Set in Mount Pleasant, a community known for its tree lined streets, independent coffee shops, and quick access to downtown, this TOP FLOOR condo makes ownership in one of Calgary's most connected neighbourhoods more attainable than most buyers expect. Priced at \$179,999, Unit 402 offers a genuine entry point into inner city living, without the price tag that usually comes with it. Inside, the layout is efficient and well considered. The open concept living space feels light and airy, helped along by good window placement and a clean, neutral colour palette. The galley kitchen is finished with cream cabinetry, GRANITE COUNTERTOPS, and STAINLESS STEEL APPLIANCES, giving the space a polished, updated feel. The living area does double duty. It works as a quiet spot to unwind after work, and just as easily hosts friends for dinner. A well appointed 4 piece bathroom and IN-SUITE LAUNDRY round out the interior, keeping day to day life simple. Built in 2015, the building adds another layer of comfort, with secure entry and elevator access meaning less to think about day to day, and a private courtyard offering a quiet outdoor space to recharge. For the colder months, HEATED UNDERGROUND PARKING is available to rent directly through the condo board for \$100 a month, a practical option for keeping a vehicle warm and ready through a Calgary winter. Location is where this unit does a lot of its work. Mount Pleasant sits right at the edge of the inner city, and from here SAIT is an easy walk, the LRT offers a direct line downtown, and Kensington is close enough for a spontaneous dinner or morning coffee. Parks, fitness studios, and neighbourhood restaurants are all within reach, so daily life rarely requires getting in the car. For a first home, an investment property, or a straightforward downsize, Unit 402 offers a clear path into a well

located Calgary community, at a price point that is increasingly hard to find. Book your showing today. *Some photos are virtually staged.*