

106, 1740 9 Street NW  
Calgary, Alberta

MLS # A2241593

# \$328,888



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Location! Perfect for First-Time Buyers or Investors! Step into this beautifully maintained 2-bedroom, 1.5-bath townhouse in the sought-after community of Mount Pleasant—an ideal location just blocks from SAIT, shopping centre, dining, and LRT. This two-storey townhouse offers a spacious open-concept layout, featuring brand-new carpet and large windows that fill the main living area with natural light. The modern kitchen is equipped with stylish cabinetry and contemporary appliances, seamlessly connecting to a designated dining space. A convenient 2-piece bath completes the main floor. Upstairs, you’ll find two generously sized bedrooms, a full 4-piece bathroom, and a laundry area—perfect for comfortable everyday living. Enjoy outdoor relaxation with both a front deck and a private back patio. Additional features include an assigned titled underground parking stall, access to a large shared courtyard, and with condo fees that include heat, water, trash removal, and building insurance. Whether you're a professional couple, a student, or an investor, this home delivers unbeatable value in a prime inner-city location. Book your private showing today!