



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

106, 1740 9 Street NW
Calgary, Alberta

MLS # A2250882



\$314,900

Division:	Mount Pleasant		
Type:	Residential/Other		
Style:	2 Storey		
Size:	854 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Lot, Titled, 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, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to modern townhome living in Mount Pleasant! Perfectly situated within walking distance to SAIT (just 6 minutes), top-rated schools, transit, parks, and shopping, this residence is an excellent choice for students, professionals, families, or investors seeking a high-demand rental. This bright and stylish 2-bedroom, 1.5-bath townhome offers both comfort and convenience. The main floor features a spacious open-concept design with large windows that fill the living area with natural light. The kitchen is equipped with granite countertops, contemporary cabinetry, and modern appliances, seamlessly connecting to the dining space. A handy 2-piece bath completes the main level. Upstairs, you'll find a generous primary bedroom, a second well-appointed bedroom, a full 4-piece bath, and the convenience of in-suite laundry. Recent updates, including brand-new carpet (May 2025), make this home truly move-in ready. Enjoy the best of indoor-outdoor living with a front patio and private back deck, perfect for entertaining or unwinding. Condo fees include heat, water, trash removal, and building insurance —leaving you to only cover electricity. A titled underground parking stall is included, with ample permitted street parking available. Priced below city assessment, this property represents outstanding value in one of Calgary's most desirable communities.