



**GRASSROOTS**  
REALTY GROUP

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402, 1740 9 Street NW  
Calgary, Alberta

MLS # A2253194



**\$199,900**

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	398 sq.ft.	Age:	2015 (10 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:	\$ 332
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: Blinds throughout

In the heart of Mount Pleasant—a community known for its tree-lined streets, eclectic coffee shops, and unbeatable proximity to downtown—this studio apartment is proof that big-city living doesn't have to come with a big-city price tag. For under \$200K, Unit 402 offers the rare chance to own in one of Calgary's most connected neighborhoods without compromise. Inside, every detail has been thoughtfully designed to maximize space and style. The open-concept layout feels light and airy, with a modern galley kitchen featuring cream coloured cabinets, granite countertops and stainless steel appliances. A bright living area doubles beautifully as your entertaining space and retreat, while the sleek 4pc bathroom and in-suite laundry keep life simple and efficient. Built in 2015, the complex offers peace of mind with secure access, elevator service, and a private courtyard to recharge after a busy day. And for those winter mornings? This unit comes with permitted street parking and heated underground parking stalls are available to rent from condo management for just \$100/month—so you can keep your car warm and ready year-round. Beyond your front door, Mount Pleasant invites you to live at the intersection of convenience and culture. Walk to SAIT, hop on the LRT for an effortless downtown commute, or stroll into nearby Kensington for dinner with friends. From weekend brunch spots to fitness studios to leafy parks, everything you need is at your fingertips. Affordable. Stylish. Connected. This is the perfect launchpad for your professional life in the city. At this price point, it won't last—come see it today.