



**GRASSROOTS**  
REALTY GROUP

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308, 1740 9 Street NW  
Calgary, Alberta

MLS # A2262521



**\$221,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	379 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 316

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Window Coverings

Welcome to Mount Pleasant Court! This charming studio apartment offers the perfect blend of vibrant exterior appeal and cozy interior comfort. Featuring in-suite laundry and a well-designed layout, the space includes room for a cozy living area. Nestled in a prime location near SAIT, North Hill Mall, and a variety of amenities, it offers the perfect mix of comfort and convenience for students or professionals. This property also presents a great opportunity for investors, with its potential for strong rental income and excellent access to essential services. Whether you're looking for a home or a smart investment, Mount Pleasant Court has it all!