



**GRASSROOTS**  
REALTY GROUP

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308, 1740 9 Street NW  
Calgary, Alberta

MLS # A2262521



**\$224,900**

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	379 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 316
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

**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!