



**GRASSROOTS**  
REALTY GROUP

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112, 1740 9 Street NW  
Calgary, Alberta

MLS # A2273719



**\$299,000**

Division:	Mount Pleasant		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	890 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 658
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

**Inclusions:** All Built in Cabinets/Cupboards/Closets, Couch

Welcome to this well kept townhome style condo in Mount Pleasant. It sits on a quiet, tree lined street with quick access to SAIT, the CTrain, Kensington, Confederation Park, Riley Park, restaurants, coffee shops and everything else the area is known for. The main floor feels open and bright with large windows and a clean modern look. The kitchen has quartz counters, stainless steel appliances and plenty of cabinet space, and it flows nicely into the living and dining areas. The unit also has air conditioning which is a huge bonus in the summer. You have a front patio for morning coffees and a private back patio for grilling or relaxing. The upper floor has a spacious bedroom and a large loft area. The loft is big enough to use as an office, workout space, guest area or anything else you need. A full four piece bathroom and laundry are also upstairs. The building is well managed and has a central courtyard along with titled underground parking and visitor parking. A comfortable home in a great location with flexible space and modern conveniences. Come see it in person.