



GRASSROOTS
REALTY GROUP

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304, 1740 9 Street NW
Calgary, Alberta

MLS # A2299812



\$309,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island		

Inclusions: N/A

Amazing opportunity to own a bright end-unit 3-bedroom condo directly across from SAIT in desirable Mount Pleasant! This well-designed unit features a modern kitchen with granite countertops and stainless-steel appliances, a full bathroom, and a spacious living room with access to a large balcony overlooking a quiet street. The building offers secure parking, visitor parking, a picnic area, a bike room, elevator, and underground parking for added convenience. Ideal for students, first-time buyers, or investors, this home offers exceptional value in a prime inner-city location close to SAIT, North Hill Mall, parks, playgrounds, schools, shopping, dining, transit and downtown.