



407, 1740 9 Street NW
Calgary, Alberta

MLS # A2146663



\$319,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	701 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: .

GREAT location!! Conveniently located just steps from SAIT, shopping centre, dining, and a short walk to the LRT and amenities on 16 Ave NW, this modern TOP FLOOR unit features 2 spacious bedrooms and a full bathroom. The open concept kitchen boasts granite countertops and a large eating area. Laminate flooring throughout. The south-facing living room floods with sunlight and offers downtown views from both inside and the balcony. Included is an Secured TITLED UNDERGROUND Heated parking with additional visitor parking. Laundry facilities are conveniently located within the 4-piece bathroom. Great Value! Book your viewing today!