



110, 1740 9 Street NW
Calgary, Alberta

MLS # A2168071



\$379,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,320 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 875
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Investor alert!! This 4 bedroom, 2 and a half bathrooms townhome is centrally located in the prime location of Mount Pleasant! Walking distance to SAIT, transit, and all amenities. Secured underground parking. Great opportunity to live in or rent out! Tenants are currently paying \$3,200 per month, with a potential to rent all rooms out for \$4000 per month. Don't miss out on this rare opportunity!