

# \$325,000 - 106, 1740 9 Street Nw, Calgary

MLS® #A2211340

**\$325,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

New Carpet! Condo fees cover heat, water, trash removal, and building insurance—just pay for electricity! Welcome to this inviting 2-bedroom, 1.5-bath townhouse located in the desirable community of Mount Pleasant. The main level features a spacious living area filled with natural light from large windows. The open-concept kitchen is thoughtfully designed with stylish cabinetry and modern appliances, complemented by a designated dining area. A convenient 2-piece bathroom completes this level, offering both functionality and comfort. Upstairs, you'll find a generously sized primary bedroom, a second well-appointed bedroom, a full 4-piece bathroom, and a laundry area—perfect for everyday convenience and family living. This townhouse has both patio and deck. For added ease, the unit includes one assigned underground parking space. Enjoy access to a large courtyard with a shared common area, ideal for relaxing or recreation. This home boasts an ideal location, just steps from shopping, restaurants, SAIT, and within walking distance to the LRT. Book your private showing today!

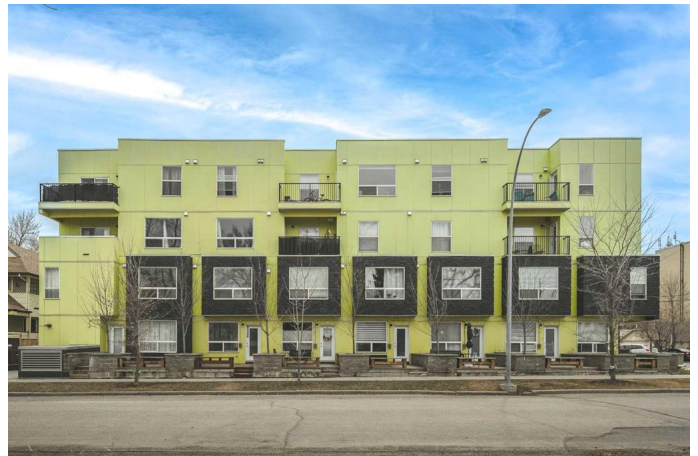
Built in 2015

## Essential Information

MLS® # A2211340

Price \$325,000

Bedrooms 2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	842
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	106, 1740 9 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4Z5

### Amenities

Amenities	Secured Parking, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed April 13th, 2025

Days on Market 22

Zoning M-C2

## **Listing Details**

Listing Office Grand Realty



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