

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

---

MLS® #A2211340

**\$325,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

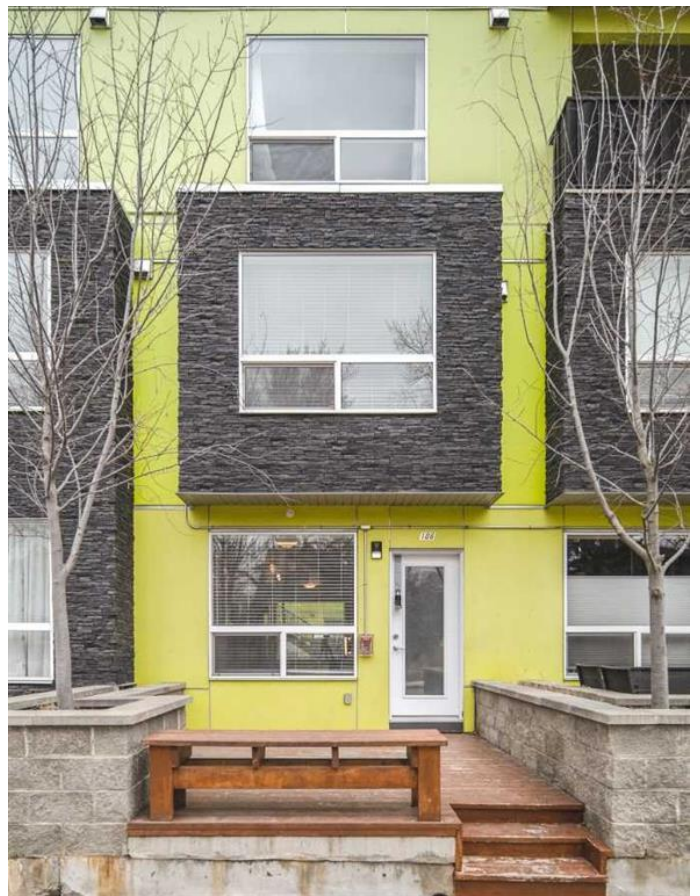
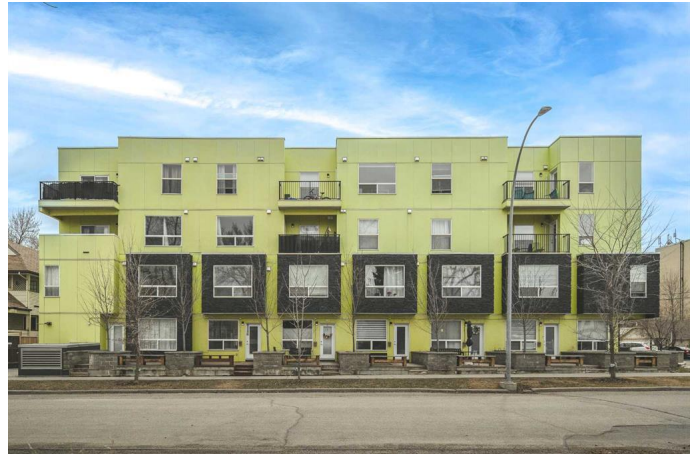
Mount Pleasant, Calgary, Alberta

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        21  
Zoning                    M-C2

**Listing Details**

Listing Office            Grand Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.