$199,900 - 404, 1740 9 Street Nw, Calgary

MLS® #A2223474
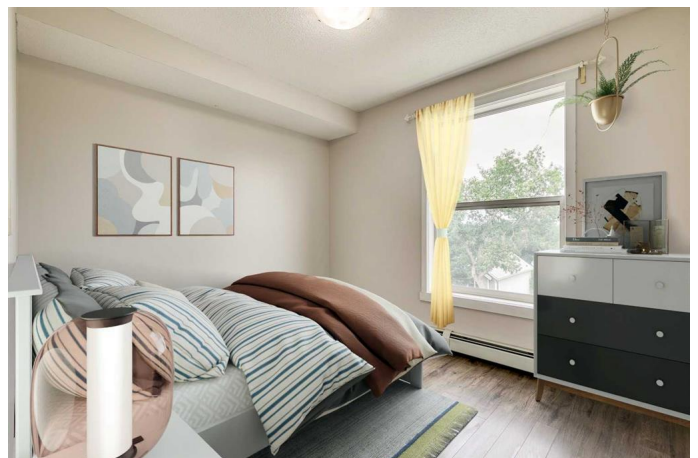
$199,900
0 Bedroom, 1.00 Bathroom, 400 sqft
Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

STEAL OF A DEAL! This is your chance to own AN AFFORDABLE top-floor studio/1-bedroom apartment designed by the award-winning Sturgess Architecture! Freshly painted in July 2024 and built in 2015, this charming studio/1-bedroom condo is a perfect fit for investors, students, or first-time buyers. Situated in a prime location across from SAIT, near North Hill Mall, and minutes from downtown, this stylish home offers the ultimate in modern convenience and urban living. Step inside and be captivated by the contemporary design, featuring a sleek kitchen with gorgeous granite countertops and stainless steel appliances - perfect for everything from gourmet cooking to quick bites on the go. The spacious and bright living area provides the perfect setting for relaxing, studying, or entertaining, while the large bedroom offers separation at the other end of the condo with views of the trees and charming Mount Pleasant Community. The bedroom closet ensures plenty of storage space for your wardrobe and personal items. Enjoy the luxury of in-suite laundry and the convenience of elevator access in this pet-friendly building. The shared courtyard, complete with a play and picnic (with BBQ) area, is perfect for socializing or spending time outdoors with your furry friend. Visitors will appreciate the underground parking garage, while students can take advantage of city-permit street parking for just $2.50/month. Underground parking stalls are available to rent from the

condo board ($100/month). Low monthly maintenance fees of only $331.96 cover heat, water, sewer, trash/recycling, exterior maintenance, professional management, and contributions to the reserve fund - ensuring you have peace of mind. For investors, there is a potential for the current tenant to stay (tenant currently pays $1450 per month which includes all utilities except internet). Walkways are being redone in the spring. Donâ€™t miss this opportunity to live in a well-designed, pet-friendly condo that offers unbeatable access to SAIT, downtown, vibrant shopping and dining options, and everything the city has to offer. Schedule your viewing today and step into your new home!

Built in 2015

Essential Information

MLS® #	A2223474
Price	$199,900
Bathrooms	1.00
Full Baths	1
Square Footage	400
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

Community Information

Address	404, 1740 9 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M4Z5

Amenities

Amenities	Elevator(s), Picnic Area, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking	Additional Parking, Guest, On Street, Leased, None

Interior

Interior Features	Elevator, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First