# \$314,900 - 106, 1740 9 Street Nw, Calgary

MLS® #A2250882

### \$314,900

2 Bedroom, 2.00 Bathroom, 854 sqft Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Welcome to modern townhome living in Mount Pleasant! Perfectly situated within walking distance to SAIT (just 6 minutes), top-rated schools, transit, parks, and shopping, this residence is an excellent choice for students, professionals, families, or investors seeking a high-demand rental. This bright and stylish 2-bedroom, 1.5-bath townhome offers both comfort and convenience. The main floor features a spacious open-concept design with large windows that fill the living area with natural light. The kitchen is equipped with granite countertops, contemporary cabinetry, and modern appliances, seamlessly connecting to the dining space. A handy 2-piece bath completes the main level. Upstairs, you'II find a generous primary bedroom, a second well-appointed bedroom, a full 4-piece bath, and the convenience of in-suite laundry. Recent updates, including brand-new carpet (May 2025), make this home truly move-in ready. Enjoy the best of indoor-outdoor living with a front patio and private back deck, perfect for entertaining or unwinding. Condo fees include heat, water, trash removal, and building insurance â€"leaving you to only cover electricity. A titled underground parking stall is included, with ample permitted street parking available. Priced below city assessment, this property represents outstanding value in one of Calgary's most desirable communities.







#### **Essential Information**

MLS® # A2250882 Price \$314,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 854
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 Picnic Area, Secured Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Titled, Underground, Parking Lot

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open Floorplan Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator,

Washer/Dryer

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 September 4th, 2025

Days on Market 2

Zoning M-C2

## **Listing Details**

Listing Office Homecare Realty Ltd.

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