

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

MLS® #A2250882

**\$314,900**

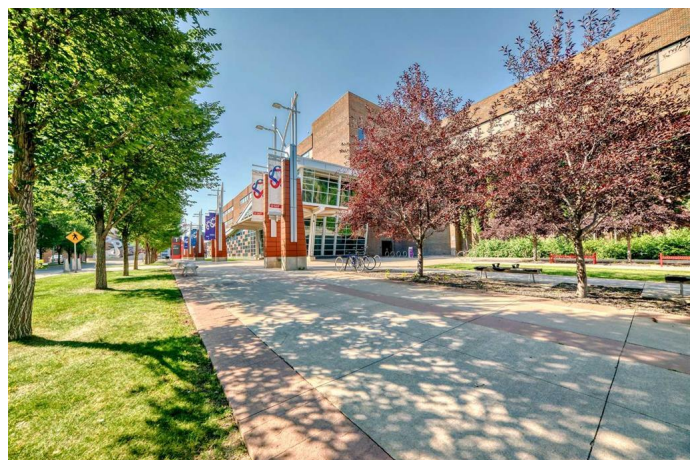
2 Bedroom, 2.00 Bathroom, 854 sqft

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'll 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 —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.

Built in 2015



## 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      | Secured Parking, Picnic Area, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Parking Lot, Titled, Underground                                   |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Granite Counters         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven |
| 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 | 45                  |
| Zoning         | M-C2                |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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