

# \$328,888 - 106, 1740 9 Street Nw, Calgary

MLS® #A2241593

**\$328,888**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

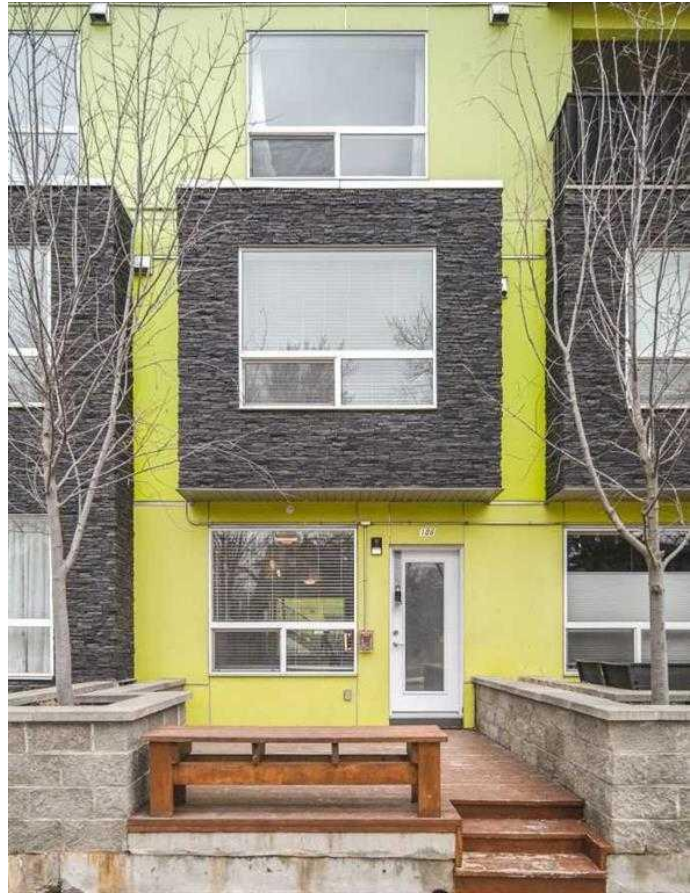
Location! Perfect for First-Time Buyers or Investors! Step into this beautifully maintained 2-bedroom, 1.5-bath townhouse in the sought-after community of Mount Pleasant—an ideal location just blocks from SAIT, shopping centre, dining, and LRT. This two-storey townhouse offers a spacious open-concept layout, featuring brand-new carpet and large windows that fill the main living area with natural light. The modern kitchen is equipped with stylish cabinetry and contemporary appliances, seamlessly connecting to a designated dining space. A convenient 2-piece bath completes the main floor. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a laundry area—perfect for comfortable everyday living. Enjoy outdoor relaxation with both a front deck and a private back patio. Additional features include an assigned titled underground parking stall, access to a large shared courtyard, and with condo fees that include heat, water, trash removal, and building insurance. Whether you're a professional couple, a student, or an investor, this home delivers unbeatable value in a prime inner-city location. Book your private showing today!

Built in 2015

## Essential Information

MLS® #

A2241593



|                |               |
|----------------|---------------|
| Price          | \$328,888     |
| 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 | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, 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                      July 20th, 2025

Days on Market                6

Zoning                            M-C2

**Listing Details**

Listing Office                   Skyrock



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