

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

MLS® #A2250882

\$314,900

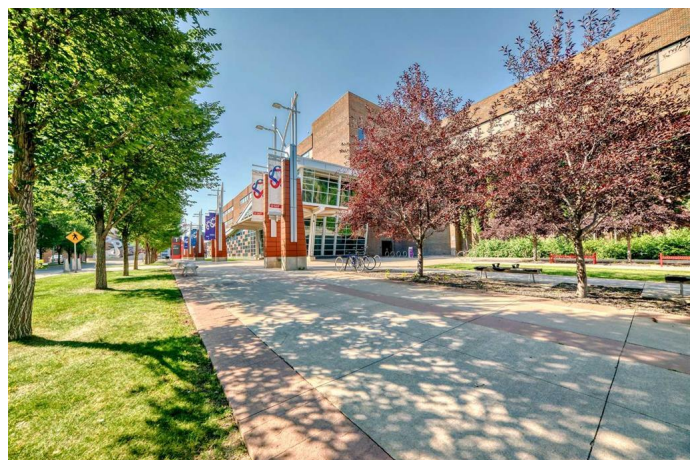
2 Bedroom, 2.00 Bathroom, 854 sqft

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

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	45
Zoning	M-C2

Listing Details

Listing Office	Homecare Realty Ltd.
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