



**GRASSROOTS**  
REALTY GROUP

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106, 1740 9 Street NW  
Calgary, Alberta

MLS # A2293549



**\$299,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 758
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**BEST VALUE IN MOUNT PLEASANT & PRICED TO SELL!** This unique two-storey, townhouse-style condo is the ultimate entry-level asset for investors or first-time buyers. Perfectly located just a 6-minute walk to SAIT, ensuring consistent demand. Features 2 bedrooms, 1.5 baths, a private entrance, and titled underground parking. **INVESTOR ALERT:** Outstanding rental upside! Currently under-market rent provides a fantastic opportunity for future value-add. Condo fees cover heat and water, keeping your operating costs predictable. Priced aggressively at \$299,000 to reflect future maintenance and immediate equity potential. Don't miss out on this cash-flow gem!