



104, 1740 9 Street NW
Calgary, Alberta

MLS # A2304231



\$299,900

Division:	Mount Pleasant		
Type:	Residential/Other		
Style:	2 Storey		
Size:	962 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 760
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this BEAUTIFULLY DESIGNED 2-STOREY TOWNHOME (Open House Sun, May 10th, 2026 2-4Pm) in the HIGHLY SOUGHT-AFTER community of MOUNT PLEASANT! Designed by well-known architect Jeremy Sturgess, this home offers MODERN STYLE and an UNBEATABLE INNER-CITY LOCATION, just Walk-in Distance to SAIT, C-Train, Riley Park, Kensington, TRANS-CANADA HIGH WAY, Downtown, TIM HORTONS Next door, NORTH HILL MALL, Restaurants, schools and conveniently located so close to all the amenities. The BRIGHT OPEN-CONCEPT MAIN FLOOR features large windows that flood the space with NATURAL LIGHT, along with a PRIVATE FRONT PATIO—perfect for relaxing or entertaining. The sleek and modern kitchen is equipped with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a functional eat-in layout overlooking the living space, plus access to a SECOND REAR PATIO for added outdoor enjoyment. A convenient 2-PIECE BATH completes this level. Upstairs offers TWO SPACIOUS BEDROOMS with ample closet space, a FULL 4-PIECE BATH, and IN-SUITE LAUNDRY. Additional upgrades include LAMINATE FLOORING, UPDATED LIGHTING, BUILT-IN COUNTERTOPS, and a stylish SLIDING BARN DOOR PANTRY FEATURE. Enjoy the convenience of a TITLED, HEATED UNDERGROUND PARKING STALL, plus access to the inner courtyard and building amenities. ***Click on + button and then multimedia icon to Watch the Video***& the virtual tour***Perfect for FIRST-TIME BUYERS, INVESTORS, STUDENTS, or anyone seeking a LOW-MAINTENANCE INNER-CITY LIFESTYLE—this is exceptional value in a PRIME LOCATION! BOOK YOUR PRIVATE SHOWING TODAY AND EXPERIENCE THIS DREAM HOME FOR

YOURSELF!