

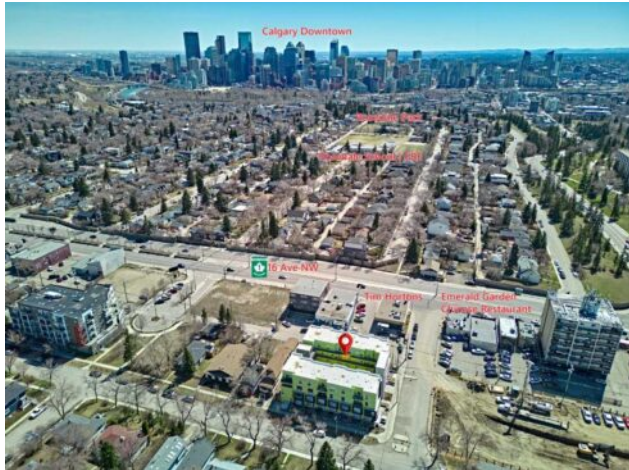


**GRASSROOTS**  
REALTY GROUP

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111, 1740 9 Street NW  
Calgary, Alberta

MLS # A2307285



**\$319,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,181 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped, Paved, Private		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,028
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

**\*\*Open House - Saturday, May 9th from 2- 4 PM \*\*Prime location across from SAIT and a Courtyard-style Apartment on 16 Ave! This well-kept 2-storey townhome offers 4 bedrooms, 2.5 bathrooms, titled parking space, and a functional layout ideal for families or investors. The main floor features a bright dining area, spacious kitchen with ample cabinetry, a comfortable living room overlooking the courtyard, plus a convenient 2-piece powder room. Upstairs includes a primary bedroom with private ensuite, three additional generously sized bedrooms, a full bathroom, and a balcony. Located minutes from Confederation Park, Kensington shopping and dining, University of Calgary, Foothills Hospital, and Alberta Children's Hospital, Close to all levels of schools, including French Immersion junior high and Spanish bilingual senior high. Excellent opportunity for both owner-occupiers and investors!**