



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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106, 1740 9 Street NW
Calgary, Alberta

MLS # A2241593



\$328,888

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 717
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	none		

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!