

306, 1740 9 Street NW  
Calgary, Alberta

MLS # A2167317



## \$209,900

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	374 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Electric Range, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Welcome to Mount Pleasant Court! This charming studio apartment offers the perfect blend of vibrant exterior appeal and cozy interior comfort. Featuring in-suite laundry and a well-designed layout, the space includes room for a cozy living area. Nestled in a prime location near SAIT, North Hill Mall, and a variety of amenities, it offers the perfect mix of comfort and convenience for students or professionals. This property also presents a great opportunity for investors, with its potential for strong rental income and excellent access to essential services. Whether you're looking for a home or a smart investment, Mount Pleasant Court has it all!