

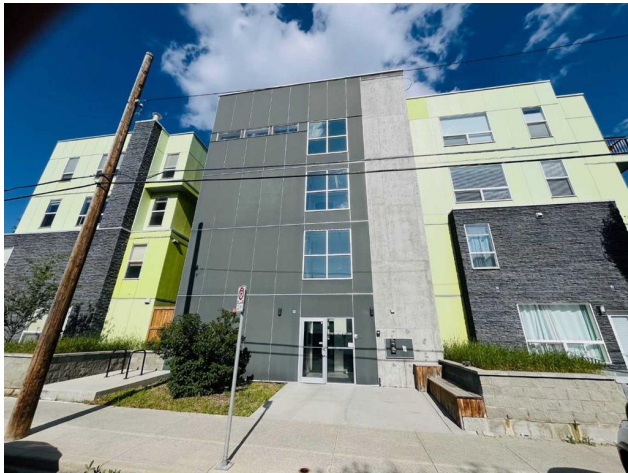


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1740 9 Street #407, Calgary T2M 0K3**

MLS® #: **A2146663**      Area: **Mount Pleasant**      Listing Date: **07/21/24**      List Price: **\$299,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 31-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **701**  
 Low Sqft:  
 Ttl Sqft: **701**

DOM

**57**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`10" x 9`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>6`4" x 1`4"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`8" x 4`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 7`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`7" x 2`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 2`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`2" x 2`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$525**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **1512367**

Remarks

Pub Rmks: **GREAT location!! Conveniently located just steps from SAIT, shopping centre, dining, and a short walk to the LRT and amenities on 16 Ave NW, this modern TOP FLOOR unit features 2 spacious bedrooms and a full bathroom. The open concept kitchen boasts granite countertops and a large eating area. Laminate flooring throughout. The south-facing living room floods with sunlight and offers downtown views from both inside and the balcony. Included is an Secured TITLED UNDERGROUND Heated parking with additional visitor parking. Laundry facilities are conveniently located within the 4-piece bathroom. Great Value! Book your viewing today!**

Inclusions:  
Property Listed By: **.  
Classic Property Management & Realty Ltd**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**