



THE
A-TEAM

**RE/MAX
FIRST**

1740 9 Street #110, Calgary T2M 0K3

MLS® #: **A2168071** Area: **Mount Pleasant** Listing Date: **10/07/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,320**

Low Sqft:

Ttl Sqft: **1,320**

DOM

75

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	18`0" x 10`0"	Bedroom	Upper	11`5" x 9`6"
Bedroom	Upper	12`1" x 10`1"	Laundry	Upper	3`2" x 2`6"
Kitchen	Main	14`8" x 9`9"	Bedroom	Upper	9`9" x 8`7"
Dining Room	Main	13`2" x 7`7"	4pc Ensuite bath	Upper	7`5" x 5`1"
4pc Bathroom	Upper	8`5" x 5`4"	2pc Bathroom	Main	7`0" x 3`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$875

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **1512367**

Remarks

Pub Rmks: **Investor alert!! This 4 bedroom, 2 and a half bathrooms townhome is centrally located in the prime location of Mount Pleasant! Walking distance to SAIT, transit, and all amenities. Secured underground parking. Great opportunity to live in or rent out! Tenants are currently paying \$3,200 per month, with a potential to rent all rooms out for \$4000 per month. Don't miss out on this rare opportunity!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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

