

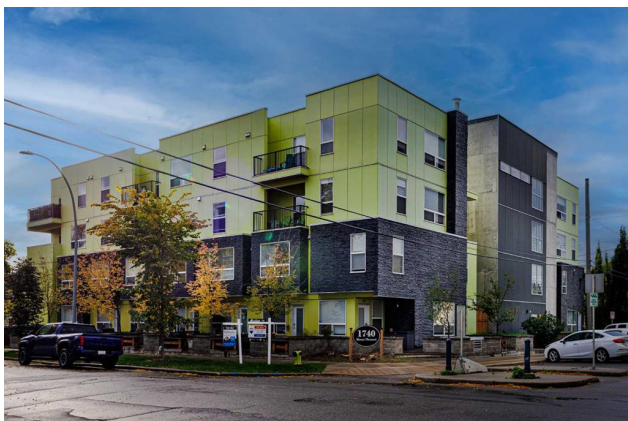


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1740 9 Street #302, Calgary T2M 4Z5**

MLS®#: **A2169276**      Area: **Mount Pleasant**      Listing Date: **09/27/24**      List Price: **\$299,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 19-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**54**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Finished Floor Area  
 Abv Sqft: **819**  
 Low Sqft:  
 Ttl Sqft: **819**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard**  
 Construction: **Composite Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 7`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 15`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$613**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Monthly

Legal Desc: 1512367

Remarks

Pub Rmks: Experience inner-city living at its finest in this stunning Jeremy Sturgess designed complex in Mount Pleasant. This 2bed/1bath gem features a striking central courtyard that invites you home each day. The well designed two bedroom layout showcases a chef's kitchen with centre island, sleek cabinetry, granite countertops, and stainless steel appliances, offering both style and functionality. Durable laminate flooring along with 9' ceilings flows throughout the main living areas, enhancing the modern feel. Enjoy a 4-piece bathroom, and convenient in-suite laundry, making this condo a fantastic choice for comfortable living at an affordable price. Additional highlights include an underground heated parking stall and secure building access. With quick access to SAIT, nearby LRT for easy downtown commuting, and a vibrant selection of local shops and dining, Mount Pleasant is calling you to make it your home!

Inclusions: Portable AC Unit  
Property Listed By: Real Broker

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



