\$199,900 - 404, 1740 9 Street Nw, Calgary

MLS® #A2223474

\$199,900

0 Bedroom, 1.00 Bathroom, 400 sqft Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

STEAL OF A DEAL! This is your chance to own AN AFFORDABLE top-floor studio/1-bedroom apartment designed by the award-winning Sturgess Architecture! Freshly painted in July 2024 and built in 2015, this charming studio/1-bedroom condo is a perfect fit for investors, students, or first-time buyers. Situated in a prime location across from SAIT, near North Hill Mall, and minutes from downtown, this stylish home offers the ultimate in modern convenience and urban living. Step inside and be captivated by the contemporary design, featuring a sleek kitchen with gorgeous granite countertops and stainless steel appliances - perfect for everything from gourmet cooking to quick bites on the go. The spacious and bright living area provides the perfect setting for relaxing, studying, or entertaining, while the large bedroom offers separation at the other end of the condo with views of the trees and charming Mount Pleasant Community. The bedroom closet ensures plenty of storage space for your wardrobe and personal items. Enjoy the luxury of in-suite laundry and the convenience of elevator access in this pet-friendly building. The shared courtyard, complete with a play and picnic (with BBQ) area, is perfect for socializing or spending time outdoors with your furry friend. Visitors will appreciate the underground parking garage, while students can take advantage of city-permit street parking for just \$2.50/month. Underground parking stalls are available to rent from the







condo board (\$100/month). Low monthly maintenance fees of only \$331.96 cover heat, water, sewer, trash/recycling, exterior maintenance, professional management, and contributions to the reserve fund - ensuring you have peace of mind. For investors, there is a potential for the current tenant to stay (tenant currently pays \$1450 per month which includes all utilities except internet). Walkways are being redone in the spring. Don't miss this opportunity to live in a well-designed, pet-friendly condo that offers unbeatable access to SAIT, downtown, vibrant shopping and dining options, and everything the city has to offer. Schedule your viewing today and step into your new home!

Built in 2015

Essential Information

MLS® # A2223474 Price \$199,900

Bathrooms 1.00

Full Baths 1

Square Footage 400

Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Loft

Status Active

Community Information

Address 404, 1740 9 Street Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M4Z5

Amenities

Amenities Elevator(s), Picnic Area, Secured Parking, Snow Removal, Trash, Visitor

Parking

Parking Additional Parking, Guest, On Street, Leased, None

Interior

Interior Features Elevator, Granite Counters, No Smoking Home, Open Floorplan, Vinyl

Windows

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features Courtyard

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 25

Zoning M-C2

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.