

\$375,000 - 406, 1740 9 Street Nw, Calgary

MLS® #A2132078

\$375,000

4 Bedroom, 2.00 Bathroom, 1,309 sqft
Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Spacious Cash Flow Positive 4-Bedroom Condo Near SAIT! Looking for an incredible rental property with exceptional cash flow potential? Look no further! This extremely rare 4-bedroom condo is located in the heart of the inner city, offering a prime investment opportunity for years to come. Perfectly situated near SAIT, this condo is ideal for students, families, and professionals. Enjoy the convenience of being close to transit, top-rated schools, lush parks, and diverse shopping options. With over 1300 square feet of living space, this condo provides ample room to live, work, and entertain. Inside you will find an open and large living room that flows seamlessly into an expansive kitchen and open dining room. This layout creates a welcoming space for gatherings, whether it's a cozy dinner with family or a lively evening with friends. With 4 bedrooms and 2 full bathrooms, there's space for everyone to spread out and feel comfortable, the open layout ensures that you will never feel crowded. The roomy primary bedroom features an ensuite bathroom, a walk-through closet, and direct access to one of two balconies in the unit. In-suite laundry adds to the convenience and ease of living in this fantastic condo. Whether you're an investor looking for a high-demand rental property, a first-time buyer seeking the perfect starter home, or a family in need of space and convenience, this condo fits all your needs. Priced under the city assessed value, this



property offers incredible value for its size and location. The unit includes one underground titled parking stall while there is easy to find permitted street parking all around the building.

Built in 2015

Essential Information

MLS® #	A2132078
Price	\$375,000
Sold Price	\$370,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,309
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 1740 9 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M4Z5

Amenities

Amenities	Community Gardens, Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Lighting
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	May 28th, 2024
Date Sold	June 28th, 2024
Days on Market	31
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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