112 1740 9 Street NW

Calgary | Active | MLS® A2347883

$274,900









Bedrooms	Bathrooms	Year Built	Living area
1	2	2013	794.39 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to this beautiful home ideally located directly across from SAIT, with ACAD just a short walk away - an unbeatable location in the heart of the vibrant 16th Ave N Corridor, known for its variety of retail, dining, and entertainment options. Step inside to a welcoming foyer that leads into a large kitchen featuring stainless steel appliances and quartz countertops, plus a convenient built-in desk opposite the workspace. The main floor continues to impress with a dining room, a living room showcasing built-in cabinets, and a handy powder room. Throughout the home you'll find brand new flooring, new carpet, and fresh paint, giving the space a crisp, move-in-ready feel, while a mini-split AC ensures comfort all year round. Upstairs, the primary bedroom is complemented by a 4-piece bathroom, in-suite laundry, and a versatile bonus space that can be used as a second bedroom, home office, or additional living area to suit your needs. Enjoy the outdoors on your own private balcony, or head down to the shared terrace, complete with raised garden beds and access to a central courtyard - a perfect spot to relax or garden. This home also includes 1 titled parking stall in the underground parkade and access to a bicycle storage room for added convenience. Beyond the SAIT and ACAD campuses, this location offers easy access to numerous transit options and is just a walk away from Confederation Park, McHugh Bluff, North Hill Centre, the Southern Alberta Jubilee Auditorium, and Riley Park - making this an exceptional opportunity to enjoy urban convenience paired with community charm.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347883
Bedrooms	1
Bathrooms	2
Year Built	2013
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit

Total Living Area:	794.39 sq. ft.
Main Level Finished Area:	410.02 sq. ft.
Upper Level Finished Area:	384.37 sq. ft.
Condo Fee:	$695.00
Condo Fee Includes:	Amenities of HOA/Condo, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	1512367
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mount Pleasant Court
Community:	Mount Pleasant (Calgary)
Amenities:	Secured Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Inclusions:	Ceiling fans
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 13'5" × 6'6" ·
Main Floor	Foyer · 5'6" × 4'6" ·
Main Floor	Kitchen · 16'6" × 10'1" ·
Main Floor	Living Room · 8'11" × 8'8" ·
Upper Level	Bedroom · 11'3" × 10'2" ·
Upper Level	Bonus Room · 13'6" × 6'10" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Terrace
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-1740-9-street-nw-calgary-a2347883/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.