



# 1740 9 Street Calgary Alberta

\$379,900

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! (id:6769)

Kitchen 14.67 Ft x 9.75 Ft

Dining room 13.17 Ft x 7.58 Ft

2pc Bathroom 7.00 Ft x 3.00 Ft

Primary Bedroom 18.00 Ft x 10.00 Ft

Bedroom 11.42 Ft x 9.50 Ft

Bedroom 12.08 Ft x 10.08 Ft

Bedroom 9.75 Ft x 8.58 Ft

4pc Bathroom 7.42 Ft x 5.08 Ft

Laundry room 3.17 Ft x 2.50 Ft

4pc Bathroom 8.42 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://bevmarsh.ca/>



See

**Mirror**

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