

\$425,000 - 602, 408 31 Avenue Nw, Calgary

MLS® #A2114985

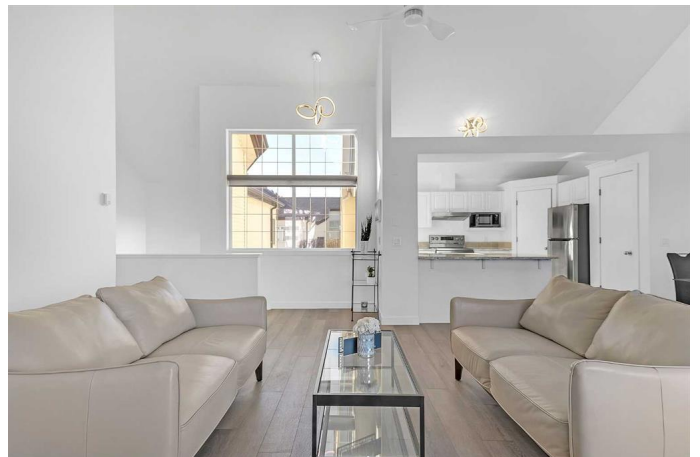
\$425,000

2 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

2 BEDROOMS | 2 BATHROOMS | TOP FLOOR | HEATED ATTACHED GARAGE | IN-FLOOR HEATING THROUGHOUT | UPDATED | NEWER GRANITE COUNTERS (2023) | UPDATED PAINT | UPDATED FLOORS | NEWER APPLIANCES | UPDATED LIGHTING | LARGE UPPER BALCONY | STEPS FROM CONFEDRATION PARK | Fantastic value awaits in this beautifully renovated townhome nestled in the sought-after MOUNT PLEASANT community! Experience the airy ambiance created by a soaring VAULTED CEILINGS and abundant natural light streaming through large windows, it really is a very bright and open townhouse condo. This home boasts generously sized rooms, including 2 bedrooms and 2 full baths, along with the added comfort of in-floor heating throughout the home and garage. Step out onto your private balcony and delight in a thoughtfully designed floor plan perfect for both entertaining and everyday living. Relax by the cozy gas fireplace in the living room or host memorable dinner parties in the dining room. The recently updated kitchen features newer appliances, complemented by elegant granite countertops and ample cabinet space, including a convenient walk-in pantry. Retreat to the primary bedroom, which offers dual closets, including a spacious WALK-IN CLOSET. Recent upgrades include newer interior paint, luxury vinyl plank flooring throughout, updated light fixtures, cabinet hardware, and more. Enjoy the convenience of



a single attached garage with a heated epoxy floor, making those chilly winter mornings more manageable. Condo fees cover heat, water, and sewer, offering excellent value, and pet-friendly policies are subject to board approval. Additionally, this prime location offers easy access to amenities such as schools, Confederation Park, restaurants, shopping outlets, golf courses, SAIT, University of Calgary, community swimming pool, and so much more. Quick access to downtown. With two visitor parking stalls just steps away as well as plenty of street parking for visitors, commuting options abound, whether by walking, biking, or a quick bus ride to work. Embrace the vibrant lifestyle this community has to offer—welcome to your new home!!

Built in 1995

Essential Information

MLS® #	A2114985
Price	\$425,000
Sold Price	\$462,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	602, 408 31 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 2P4

Amenities

Amenities	Other, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Insulated, Owned, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Basement	None

Exterior

Exterior Features	Balcony, Outdoor Grill
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 23rd, 2024
Days on Market	9
Zoning	M-CG d54
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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