

\$519,900 - 20, 438 31 Avenue Nw, Calgary

MLS® #A2144429

\$519,900

3 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Nestled in the highly sought-after community of Mount Pleasant, this exquisite 3-bedroom townhouse is a rare find, backing directly onto a serene green belt and mature trees. Among the select few units in the complex with this premium location, it offers a perfect layout for family living. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom and another well-appointed 4-piece bathroom. The main floor boasts elegant hardwood flooring throughout, enhancing the spacious and inviting living room with a gas-burning fireplace, ideal for cozy evenings. The bright kitchen features ample counter space, a large breakfast bar, and some new fixtures and lighting. From the kitchen, step out onto a large deck, complete with a gas line for a BBQ or heater, overlooking the tranquil green belt. The balance of the main level is a 2 piece powder room and the laundry closet. The basement is fully developed, providing a versatile space that can serve as a recreation room or a fourth bedroom. Additionally, a new hot water tank was installed in January 2024, ensuring modern efficiency and comfort. This townhouse also includes a double attached garage, securely enclosed with direct access to the unit. Condo fees include heat, water & sewer. Enjoy the convenience of walking to the beautiful Confederation Park and easy access to nearby amenities, making this home a true gem in Mount Pleasant.



Built in 1997

Essential Information

MLS® #	A2144429
Price	\$519,900
Sold Price	\$522,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	20, 438 31 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P4

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 4th, 2024
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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