

\$329,900 - 108, 438 31 Avenue Nw, Calgary

MLS® #A2166622

\$329,900

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

This vacant property offers quick possession and is situated in the highly desirable Mount Pleasant neighborhood, close to downtown and Confederation Park. This two-bedroom, two-bathroom walk-out condo is priced competitively, perfect for those seeking convenience and comfort.

The main floor is clean with paint touch-ups as needed and features a spacious living room with a gas fireplace and hardwood flooring. The large, bright kitchen includes an eating nook, and the south-facing patio offers a pleasant view of the courtyard.

The walk-out lower level is carpeted and includes a second bedroom, an additional bathroom, and a family room, along with access to another patio area. There is direct access from the unit to the underground parking stall, as well as your own private storage locker for added convenience.

Located just a block away from Confederation Park and the nearby bike path, this property is within walking distance of restaurants, shops, cafes, and public transportation. It is also just a few minutes' drive to the downtown core. The unit is situated on the north side, just off the centre court gazebo, making it a prime west-facing property.

Built in 1996



Essential Information

MLS® #	A2166622
Price	\$329,900
Sold Price	\$332,555
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	108, 438 31 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P4

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Park
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 5th, 2024
Days on Market	17
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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