

\$450,000 - 426 31 Avenue Nw, Calgary

MLS® #A2179559

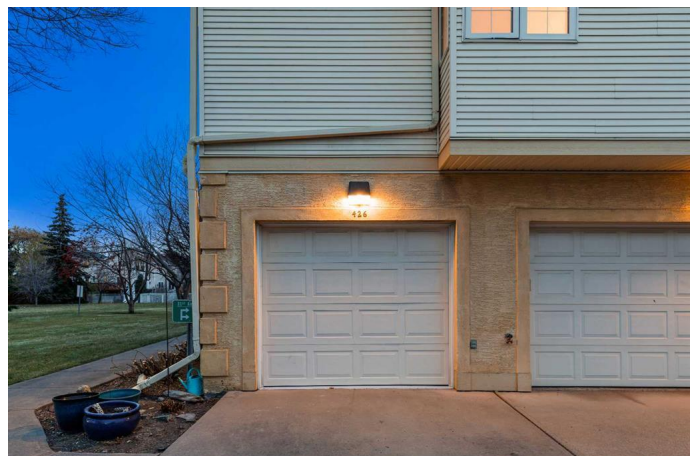
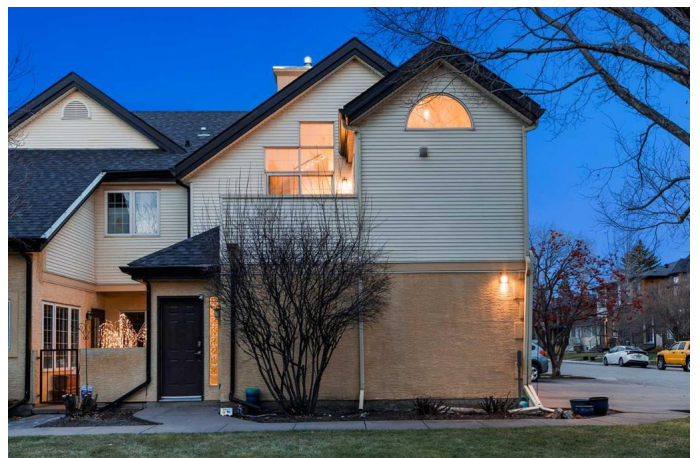
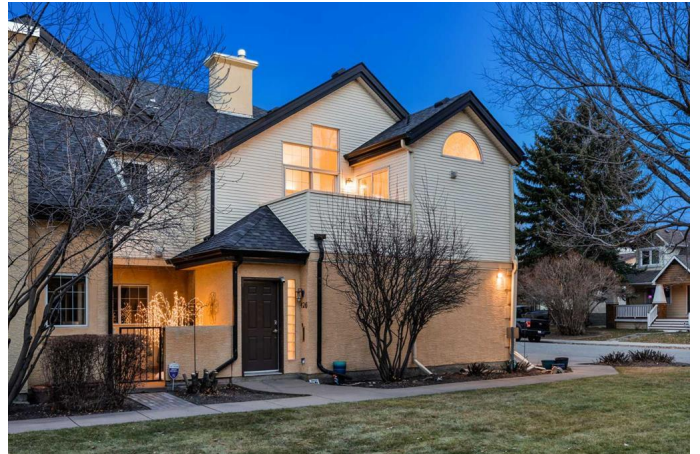
\$450,000

2 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

This expertly updated corner unit loft-style home offers a perfect fusion of charm and modern functionality. This 2-bedroom residence is bathed in natural sunlight, thanks to its desirable west-facing orientation, creating a space that feels open and welcoming throughout the day. The interior impresses with soaring vaulted ceilings and brand-new vinyl flooring, accented by fresh, neutral paint that enhances its sharp, contemporary aesthetic. The kitchen stands out as a centrepiece, boasting new quartz countertops, a sleek stainless-steel appliance package, updated hardware, and a convenient in-kitchen pantry for exceptional storage. Relax by the updated fireplace, featuring a bold, modern tile surround, or step onto your private patio to enjoy the tranquil views of mature trees and green space. The primary bedroom serves as a luxurious retreat, featuring a walk-in closet, an additional closet, and a polished ensuite with new quartz countertops. Additional upgrades include modern light fixtures, new baseboards, a new washer and dryer, and a new dishwasher—making this home fully move-in ready. Situated on a quiet street, this corner unit offers privacy and accessibility, with parks, schools, and the 4 St./Centre St. bus lines within easy walking distance. Complete with a single attached garage with in-floor heating, this property is the ideal combination of style, practicality, and convenience. Book your showing today and claim this dynamic,



sun-filled home as your own.

Built in 1995

Essential Information

MLS® #	A2179559
Price	\$450,000
Sold Price	\$456,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	426 31 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 2nd, 2024
Days on Market	17
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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