



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

404, 405 32 Avenue NW  
Calgary, Alberta

MLS # A2260691



**\$519,000**

Division:	Mount Pleasant		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,360 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Owned		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Standard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 816
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Rare Opportunity in Mount Pleasant & 2 Bed, 2 Bath Townhome with Attaced Double Car Garage Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome tucked away on a quiet street in the highly sought-after Mount Pleasant community. This home offers a thoughtful layout, vaulted ceilings, and abundant natural light, making it the perfect place to settle in. Main Floor Highlights: Bright living room with a cozy gas fireplace Vaulted ceilings add space and charm Private deck & great for relaxing or entertaining Main floor bedroom, full 4-piece bathroom, laundry, and attached double garage - perfect for single-level living with and additional level for even more comfort Upper Level Perks: Generously sized second bedroom with a 4-piece en suite & ideal as a primary suite Loft-style den/office & perfect for working from home or creative hobbies Walk-out balcony overlooking the grounds for your morning coffee or evening unwind Enjoy the comfort and convenience of an attached double garage, providing security and protection from the elements year-round. This well-managed complex allows pets (with board approval), and the condo fees include all utilities except electricity & offering excellent value and peace of mind. ?? Available for Quick possession??? Close to transit, parks, schools, and local amenities? ?? The only 2 Bed / 2 Bath townhouse currently available in Mount Pleasant & don't miss out! ?? Call today to schedule your private showing.