



**435 31 Avenue NW
Calgary, Alberta**

MLS # A2288655



\$869,899

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,961 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Experience refined inner-city living in this stunning 1,961 sq. ft. semi-detached home, ideally situated just steps from Confederation Park. The open-concept main floor showcases exceptional craftsmanship with 9-foot ceilings, gorgeous hardwood flooring, and a dedicated front office perfect for the modern professional. At the heart of the home, a chef-inspired kitchen features quartz counters, ceiling-height cabinetry, and a generous centre island designed for effortless entertaining. Retreat upstairs to a secluded primary suite offering a luxurious 5-piece ensuite with in-floor heating and a walkthrough closet conveniently connected to the upper-level laundry. Two additional bedrooms, laundry room connected to the primary and a full bath complete the top floor. The fully finished lower level adds a versatile family room with a stylish wet bar, surround sound and a fourth bedroom, while the private backyard features a large deck and a fully insulated double detached garage. Mount Pleasant is a vibrant community with amazing neighbors and this home is a short walk to Confederation Park and minutes to downtown, schools, recreation, shops, and dining. Amazing home in an incredible location! Call today to book your private showing!