



**505, 408 31 Avenue NW
Calgary, Alberta**

MLS # A2290831



\$459,900

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d54
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters		

Inclusions: Rods

~Welcome Home ~this beautifully renovated townhome in the highly sought-after community of Mount Pleasant is sure to impress. Tucked within a quiet, pet-friendly complex, this beautifully renovated townhome offers a sophisticated blend of comfort, style, and convenience—ideal for retirees, downsizers, professionals, students, and first-time buyers alike. Located minutes from downtown, Foothills Hospital, the University of Calgary, and SAIT, this exceptional home also provides easy access to the natural beauty of Confederation Park and an extensive network of scenic walking and biking paths. Enjoy the luxury of a truly walkable lifestyle with an abundance of shopping, dining, cafés, and local pubs just steps away. Inside, soaring vaulted ceilings and an airy open-concept layout create an impressive sense of space and light. The thoughtfully designed kitchen is both elegant and functional, featuring expansive quartz counters, abundant cabinetry, a large central island perfect for entertaining, and a convenient corner pantry. The adjacent dining area flows seamlessly into the inviting living room, where a cozy gas fireplace creates a warm and welcoming ambiance. This well-appointed home offers two spacious bedrooms and two full bathrooms. The stunning primary retreat features dual closets and a spa-inspired four-piece ensuite complete with a luxurious soaker tub—your own private sanctuary. The generous second bedroom offers incredible flexibility, making it ideal for a stylish home office, creative studio, wellness room, or comfortable guest suite. Additional highlights include a large private patio, a single attached garage with ample storage options for added convenience. As an exceptional bonus, the condo fees in this well-managed complex include both heat and water, providing outstanding value rarely found in townhome

living. Notable updates include; appliances, quartz counters, backsplash, plumbing fixtures & sinks, and paint throughout. Elegant, move-in ready, and perfectly situated, this remarkable property offers an elevated lifestyle in one of Calgary's most desirable inner-city communities—schedule your private viewing today.