



103, 438 31 Avenue NW
Calgary, Alberta

MLS # A2294328



\$415,000

Division:	Mount Pleasant		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	702 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: 2 bar stools, 2 fastened wall mirrors in the primary bedroom, drapes

~ Comfort, Convenience, and Timeless Style~ All in One~ Discover this beautifully updated bungalow-style townhome in the highly sought-after community of Mount Pleasant. The functionality of this 2 bedroom, 2 bathroom home is perfectly suited for downsizers, professionals, students, roommates, and first-time buyers, offering exceptional value in a prime location. Situated just minutes from downtown, the University of Calgary, SAIT, and Foothills Hospital, you'll love being within walking distance to shopping, dining, and cafes. Additionally you'll enjoy easy access to Confederation Park and an extensive network of scenic walking and biking paths. Offering over 1100 sq ft of thoughtfully designed living space, this bright end-unit is filled with natural light thanks to its additional windows. The main level features an open-concept layout ideal for both everyday living and entertaining. The spacious kitchen showcases abundant cabinetry, generous counter space, and an oversized island~perfect for casual dining or hosting guests. The eat in kitchen offers versatility to accommodate a dining table or home office. The inviting living room is anchored by a cozy gas fireplace, creating a warm and welcoming atmosphere. The main floor is complete with a generously sized primary bedroom featuring an oversized closet, along with a beautifully updated bathroom just steps away. The fully finished walk-out basement offers a bright and open feel, with large windows that flood the space with natural light. This level includes a spacious family room, an additional bedroom, and a full bathroom~ideal for guests or extended living. From here, enjoy the rare convenience of direct access to your heated underground parking stall, providing comfort and ease year-round. Additional highlights include main floor laundry, extra storage just

outside the unit, two private outdoor patio/terrace spaces, and a well-managed, pet-friendly complex. This exceptional home truly has it all—don't miss your opportunity to make it yours. Book your private showing today!