



443 31 Avenue NW
Calgary, Alberta

MLS # A2145778



\$850,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,508 sq.ft.	Age:	1949 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Play Structure in Backyard

Located just 1/2 block to Confederation Park and situated on a sunny South backing 50 x 120 ft lot this charming Cape Cod style home will appeal to a wide range of potential buyers. Stunning curb appeal welcomes you into a warm & significantly updated home. Main floor offers excellent flow: flooded w/ natural light the spacious living room opens to convenient office/den space. South end of the plan includes updated kitchen & dining area with direct access to large deck & spacious South backyard. The primary bedroom is conveniently located on the main floor and is spacious & bright; the updated main bath is clean & functional. Upper level offers two great sized bedrooms, a cool space for the kids to call their own. Bright lower level offers recreation/media area, full bath, laundry, & workshop space with ample storage. Massive tandem garage w/ 100A service is ideal for those seeking workshop space. New Furnace in 2023. Walking distance to top schools & a short commute to the DT core, this property is priced with redevelopment in mind but may very well appeal to an end user and/or would make an excellent holding/rental property. Call for more information on this exciting opportunity!