

108, 438 31 Avenue NW  
Calgary, Alberta

MLS # A2166622



## \$329,900

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

**Heating:** In Floor, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 557

**Basement:** Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** N/A

This vacant property offers quick possession and is situated in the highly desirable Mount Pleasant neighborhood, close to downtown and Confederation Park. This two-bedroom, two-bathroom walk-out condo is priced competitively, perfect for those seeking convenience and comfort. The main floor is clean with paint touch-ups as needed and features a spacious living room with a gas fireplace and hardwood flooring. The large, bright kitchen includes an eating nook, and the south-facing patio offers a pleasant view of the courtyard. The walk-out lower level is carpeted and includes a second bedroom, an additional bathroom, and a family room, along with access to another patio area. There is direct access from the unit to the underground parking stall, as well as your own private storage locker for added convenience. Located just a block away from Confederation Park and the nearby bike path, this property is within walking distance of restaurants, shops, cafes, and public transportation. It is also just a few minutes' drive to the downtown core. The unit is situated on the north side, just off the centre court gazebo, making it a prime west-facing property.