

# \$519,900 - 10, 438 31 Avenue Nw, Calgary

MLS® #A2220821

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Looking for the perfect blend of comfort, convenience, and charm? Welcome to this inner-city gem in the heart of Mount Pleasant – a bright and beautifully maintained home backing directly onto a serene, tree-lined park. Step inside to find a warm, welcoming main floor filled with natural light from east, west, and south-facing windows. The spacious kitchen features ample counter space and a full walk-in pantry, offering excellent storage and functionality for any home cook. Adjacent to the kitchen is a bright dining and living area, perfect for everyday living or entertaining. The main level is made complete with laundry, a 2-piece bathroom and access to your private patio overlooking the park. Upstairs, you'll find two generously sized bedrooms, a 4-piece main bathroom, a flex space, and a gorgeous 4-piece ensuite. The home also includes a secured, attached double garage in the heated parkade – no more scraping snow or braving cold mornings. Just minutes from downtown, transit, local shops, and cozy cafes – this home truly has it all!

Built in 2002

## Essential Information

MLS® #	A2220821
Price	\$519,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10, 438 31 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P4

### **Amenities**

Amenities	Park, Picnic Area, Visitor Parking
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, Pantry
Appliances	Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Washer/Dryer
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, Barbecue, Courtyard
Lot Description	See Remarks
Roof	See Remarks

Construction	See Remarks
Foundation	Combination

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	9
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
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