

426 31 Avenue Calgary Alberta

\$450,000

This expertly updated corner unit loft-style home offers a perfect fusion of charm and modern functionality. This 2-bedroom residence is bathed in natural sunlight, thanks to its desirable west-facing orientation, creating a space that feels open and welcoming throughout the day. The interior impresses with soaring vaulted ceilings and brand-new vinyl flooring, accented by fresh, neutral paint that enhances its sharp, contemporary aesthetic. The kitchen stands out as a centrepiece, boasting new quartz countertops, a sleek stainless-steel appliance package, updated hardware, and a convenient in-kitchen pantry for exceptional storage. Relax by the updated fireplace, featuring a bold, modern tile surround, or step onto your private patio to enjoy the tranquil views of mature trees and green space. The primary bedroom serves as a luxurious retreat, featuring a walk-in closet, an additional closet, and a polished ensuite with new quartz countertops. Additional upgrades include modern light fixtures, new baseboards, a new washer and dryer, and a new dishwasher--making this home fully move-in ready. Situated on a quiet street, this corner unit offers privacy and accessibility, with parks, schools, and the 4 St./Centre St. bus lines within easy walking distance. Complete with a single attached garage with in-floor heating, this property is the ideal combination of style, practicality, and convenience. Book your showing today and claim this dynamic, sun-filled home as your own. (id:6769)

Kitchen 10.92 Ft x 9.17 Ft

Dining room 10.17 Ft x 9.00 Ft

Living room 13.33 Ft x 12.25 Ft

Foyer 6.00 Ft x 5.00 Ft

Primary Bedroom 13.83 Ft x 11.50 Ft

Bedroom 10.58 Ft \times 10.00 Ft 3pc Bathroom 10.17 Ft \times 6.17 Ft 4pc Bathroom 11.25 Ft \times 5.42 Ft Other 9.00 Ft \times 7.42 Ft Laundry room 4.08 Ft \times 2.58 Ft Listing Presented By:



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