



## 438 31 Avenue Calgary Alberta

\$329,900

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. (id:6769)

Bedroom 7.92 Ft x 8.83 Ft

Other 7.17 Ft x 3.75 Ft

Other 10.58 Ft x 7.58 Ft

3pc Bathroom 8.75 Ft x 5.83 Ft

Other 10.17 Ft x 4.92 Ft

Kitchen 10.58 Ft x 4.17 Ft

Dining room 8.42 Ft x 11.75 Ft

Living room 11.75 Ft x 18.25 Ft

Primary Bedroom 11.08 Ft x 11.00 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Storage 3.00 Ft x 6.75 Ft

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net