



## 438 31 Avenue Calgary Alberta

\$519,900

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! (id:6769)

Primary Bedroom 12.42 Ft x 18.17 Ft

Den 13.25 Ft x 9.00 Ft

Bedroom 11.67 Ft x 9.75 Ft

4pc Bathroom 5.75 Ft x 12.17 Ft

4pc Bathroom 4.92 Ft x 9.75 Ft

2pc Bathroom 7.08 Ft x 5.08 Ft

Kitchen 7.67 Ft x 15.75 Ft

Living room 20.92 Ft x 17.08 Ft

Listing Presented By:



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