



443 31 Avenue Calgary Alberta

\$798,000

Located just 1/2 block to Confederation Park and situated on a sunny South backing 50 x 120 ft lot this charming Cape Cod style home will appeal to a wide range of potential buyers including end users, those with an eye for investment properties, and developers looking to build multi-family. Stunning curb appeal welcomes you into a warm & updated home. Main floor is flooded w/ natural light, the spacious living room opens to convenient office/den space. South end of the plan includes updated kitchen & dining area with direct access to large deck & spacious South backyard. The primary bedroom is conveniently located on the main floor and is spacious & bright; the updated main bath is clean & functional. Upper level offers two great sized bedrooms, a cool space for the kids to call their own. Bright lower level offers recreation/media area, full bath, laundry, & workshop space with ample storage (it has been suited in the past). Massive tandem garage is ideal for those seeking workshop space. New Furnace in 2023. Walking distance to top schools & a short commute to the DT core, this property is priced with redevelopment in mind but may very well appeal to an end user and/or would make an excellent holding/rental/development property. Call for more information on this exciting opportunity! (id:6769)

Recreational, Games room 6.71 M x 4.62 M

Workshop 4.65 M x 3.23 M

Laundry room 3.43 M x 2.54 M

3pc Bathroom Measurements not available

Kitchen 3.20 M x 2.46 M

Dining room 4.14 M x 2.84 M

Living room 5.64 M x 3.45 M

Primary Bedroom 3.66 M x 3.53 M

Breakfast 4.75 M x 3.43 M

4pc Bathroom Measurements not available

Bedroom 3.66 M x 3.48 M

Bedroom 3.91 M x 3.48 M

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.michaelvwood.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca