



408 31 Avenue Calgary Alberta

\$459,900

~Welcome Home ~this beautifully renovated townhome in the highly sought-after community of Mount Pleasant is sure to impress. Tucked within a quiet, pet-friendly complex, this beautifully renovated townhome offers a sophisticated blend of comfort, style, and convenience--ideal for retirees, downsizers, professionals, students, and first-time buyers alike. Located minutes from downtown, Foothills Hospital, the University of Calgary, and SAIT, this exceptional home also provides easy access to the natural beauty of Confederation Park and an extensive network of scenic walking and biking paths. Enjoy the luxury of a truly walkable lifestyle with an abundance of shopping, dining, cafes, and local pubs just steps away. Inside, soaring vaulted ceilings and an airy open-concept layout create an impressive sense of space and light. The thoughtfully designed kitchen is both elegant and functional, featuring expansive quartz counters, abundant cabinetry, a large central island perfect for entertaining, and a convenient corner pantry. The adjacent dining area flows seamlessly into the inviting living room, where a cozy gas fireplace creates a warm and welcoming ambiance. This well-appointed home offers two spacious bedrooms and two full bathrooms. The stunning primary retreat features dual closets and a spa-inspired four-piece ensuite complete with a luxurious soaker tub--your own private sanctuary. The generous second bedroom offers incredible flexibility, making it ideal for a stylish home office, creative studio, wellness room, or comfortable guest suite. Additional highlights include a large private patio, a single attached garage with ample storage options for added convenience. As an exceptional bonus, the condo fees in this well-managed complex include both heat and water, providing outstanding value rarely found in townhome living. Notable updates include; appliances...

3pc Bathroom 6.25 Ft x 10.33 Ft
 4pc Bathroom 11.25 Ft x 5.42 Ft
 Primary Bedroom 11.50 Ft x 13.67 Ft
 Bedroom 10.58 Ft x 10.00 Ft

Dining room 9.08 Ft x 10.33 Ft
 Living room 15.00 Ft x 12.42 Ft
 Kitchen 9.42 Ft x 11.08 Ft

Listing Presented By:



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