



## 426 31 Avenue Calgary Alberta

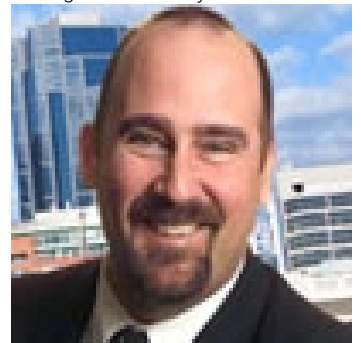
\$450,000

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 x 10.00 Ft  
3pc Bathroom 10.17 Ft x 6.17 Ft  
4pc Bathroom 11.25 Ft x 5.42 Ft  
Other 9.00 Ft x 7.42 Ft  
Laundry room 4.08 Ft x 2.58 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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