



443 31 Avenue Calgary Alberta

\$850,000

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. Stunning curb appeal welcomes you into a warm & significantly updated home. Main floor offers excellent flow: 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. Massive tandem garage w/ 100A service 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 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:



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