



THE
A-TEAM

**RE/MAX
FIRST**

443 31 Avenue, Calgary T2M 2P5

MLS®#: **A2162621**

Area: **Mount Pleasant**

Listing Date: **09/05/24**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,508**
Low Sqft:
Ttl Sqft: **1,508**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,RV Access/Parking,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Public
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 8`1"
Living Room	Main	18`6" x 11`4"
Breakfast Nook	Main	15`7" x 11`3"
Bedroom	Upper	12`10" x 11`5"
Workshop	Basement	15`3" x 10`7"
3pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	13`7" x 9`4"
Bedroom - Primary	Main	12`0" x 11`7"
Bedroom	Upper	12`0" x 11`5"
Game Room	Basement	22`0" x 15`2"
Laundry	Basement	11`3" x 8`4"
4pc Bathroom	Main	

Title: Zoning:
Fee Simple **R-C2**
Legal Desc: **2617AG**

Remarks

Pub Rmks: **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!**

Inclusions: **Central Vac**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123