



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**426 31 Avenue, Calgary T2M 2P4**

MLS® #: **A2179559**

Area: **Mount Pleasant**

Listing Date: **11/15/24**

List Price: **\$450,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1995**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,003**  
Low Sqft:  
Ttl Sqft: **1,003**

DOM

**5**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Open Floorplan,Quartz Counters,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Upper</b>	<b>10`11" x 9`2"</b>
<b>Living Room</b>	<b>Upper</b>	<b>13`4" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>10`2" x 6`2"</b>
<b>Balcony</b>	<b>Upper</b>	<b>9`0" x 7`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Upper</b>	<b>10`2" x 9`0"</b>
<b>Foyer</b>	<b>Upper</b>	<b>6`0" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`3" x 5`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`1" x 2`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$618**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **9610081**

Remarks

Pub Rmks: **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 centerpiece, 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.**

Inclusions: n/a  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







