

426 31 Avenue NW
Calgary, Alberta

MLS # A2179559



\$450,000

Division:	Mount Pleasant		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,004 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating: In Floor, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt

Basement: None

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 618

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: n/a

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.