

# \$519,900 - 10, 438 31 Avenue Nw, Calgary

MLS® #A2220821

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Looking for the perfect blend of comfort, convenience, and charm? Welcome to this inner-city gem in the heart of Mount Pleasant — a bright and beautifully maintained home backing directly onto a serene, tree-lined park. Step inside to find a warm, welcoming main floor filled with natural light from east, west, and south-facing windows. The spacious kitchen features ample counter space and a full walk-in pantry, offering excellent storage and functionality for any home cook. Adjacent to the kitchen is a bright dining and living area, perfect for everyday living or entertaining. The main level is made complete with laundry, a 2-piece bathroom and access to your private patio overlooking the park. Upstairs, you'll find two generously sized bedrooms, a 4-piece main bathroom, a flex space, and a gorgeous 4-piece ensuite. The home also includes a secured, attached double garage in the heated parkade — no more scraping snow or braving cold mornings. Just minutes from downtown, transit, local shops, and cozy cafes — this home truly has it all!

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2220821  |
| Price     | \$519,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,444             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10, 438 31 Avenue Nw |
| Subdivision | Mount Pleasant       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2M 2P4              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Park, Picnic Area, Visitor Parking |
| Parking Spaces | 1                                  |
| Parking        | Parkade                            |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, Pantry                                              |
| Appliances        | Built-In Electric Range, Built-In Refrigerator, Central Air Conditioner, Washer/Dryer |
| Heating           | Floor Furnace                                                                         |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric, Family Room                                                                 |
| Has Basement      | Yes                                                                                   |
| Basement          | See Remarks                                                                           |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Barbecue, Courtyard |
| Lot Description   | See Remarks                  |
| Roof              | See Remarks                  |

|              |             |
|--------------|-------------|
| Construction | See Remarks |
| Foundation   | Combination |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 5              |
| Zoning         | M-C1           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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