



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

#204 438 31 AV NW

C4149058 Active

LP: \$309,900



<b>Class:</b>	Attached	<b>Area:</b>	DOM: 5 Calgary
<b>Type:</b>	Row	<b>Zone:</b>	Zone CC
<b>Style:</b>	2 Storey	<b>Community:</b>	Mount Pleasant
<b>Year Built:</b>	1997	<b>Postal Code:</b>	T2M 2P4
<b>LINC:</b>	0027063403	<b>Condo Type:</b>	Conventional
<b>Legal Plan:</b>	9710989	<b>Possession:</b>	03/01/2018 NEG
<b>Blk:</b>		<b>Lot:</b>	
<b>Land Use Code</b>	M-C1	<b>Taxes:</b>	\$2350/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	475/Monthly

Welcome to the trendy inner city community of Mt. Pleasant. This 2 bed 2 bath townhouse is bright & full of life. Located steps away from Confederation Park, w/i walking distance to 16 Ave's ample amenities including SAIT, efficient public transit routes, & 10 minutes away from downtown Calgary, Mt. Pleasant offers ease of urban living to young professionals. This well managed community, is quiet & responsible. Welcome home as you are first greeted by a secure heated underground parking & interior access to your suite. Step into your new home as the south exposure sun flows into the space. The eat in kitchen is large & functional offering lots of space to cook your favorite breakfast/dinner. A southern exposure balcony compliments the kitchen space for summer drinks or bbq'ing. The living rm is grand w/ high vaulted ceilings, large windows, & a gas fireplace. A second bdrm offers a place for your guests to stay or a home office. Upstairs, retreat to your master suite w/ 5 piece en suite. Call today.

<b>Kitchen</b>	12'11" x 11'0"	M	<b>Living Rm</b>	16'8" x 11'7"	M	<b>Bedrooms:</b>	Above: 2 /Ttl:2	<b>Baths:</b>	Full: 2		
<b>Bedroom</b>	11'1" x 9'11"	M	<b>Mstr Bed</b>	16'5" x 11'1"	U		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>
						<b>Bathrooms:</b>	0	1	0	0	0
						<b>Ensuite:</b>	0	0	0	1	0
						<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>			
						<b>Main:</b>	68.2	734.00			
						<b>Upper:</b>	43.4	467.00			
						<b>AbGd:</b>	111.6	1201.00			
						<b>Lowr:</b>					
						<b>Total A.G.:</b>	111.6	1201.00			

<b>Basement:</b>		<b>Heating:</b>	In Floor Heat System	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>			
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	2,730		
<b>Exterior:</b>	Brick, Stucco	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Ceramic Tile, Laminat Flooring		
<b>Front Exp:</b>	South	<b>Garage Dim:</b>			
<b>Parking:</b>	Encl: 1 Total: 1 Single Indoor, Undergrc				
<b>Features:</b>	Balcony, Skylight, Vaulted Ceiling				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

<b>Condo Name:</b>	Mount Pleasant Court	<b>Parking Type:</b>	Assigned	<b>Floor #:</b>	
<b>Management:</b>	Self Man. - Condo Corp 9710989 - 000-00	<b>Stall:</b>		<b>End Unit:</b>	False
<b>Total Units:</b>	1	<b>Storage Type:</b>		<b>Balcony:</b>	
<b>Post Tension:</b>		<b>Locker #:</b>		<b>Registered Size</b>	131.90SqM/1419.8SqFt
<b>Condo Fee Incl:</b>	Exterior Maintenance, Heat, Insurance, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Water/Sewer			<b>Size Includes:</b>	Indoor Parking Stall, Interior Above Grade, Wall Thickness
<b>Amenities:</b>	Balconies, Gazebo, Secured Parking, Storage, Swirlpool Bath (Jacuzzi)			<b>InSuite Laundry:</b>	
<b>Restrictions:</b>	None Known				

Listed By: ENGEL & VOLKERS CALGARY

List Date: December 08, 2017



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New Listing

December 08, 2017

Status

A

