



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

301, 405 32 Avenue NW
Calgary, Alberta

MLS # A2327967



\$485,000

Division:	Mount Pleasant		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, No Back Lane, Private, Rectangular Lot, Street Light		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 730
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d54
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome home to Summerfields, one of Mount Pleasant's most sought-after stacked townhome complexes, where this beautifully maintained 2-bedroom, 2-bathroom home is ready for its next chapter. Enter at garage level, where a single attached garage and a tiled foyer with closet storage set the tone before you head upstairs to a bright, open-concept main floor bathed in natural light. This inviting floor plan offers 1,276 square feet of meticulously maintained living space beneath soaring vaulted ceilings, anchored by a tiled gas fireplace with a clean mantel. This space is perfect for cozy evenings in or curling up with a book on a snowy Calgary night. The kitchen is both functional and inviting, featuring quartz countertops, crisp white cabinetry, stainless steel appliances, a tile backsplash, and a pantry for extra storage. An island with seating anchors the space, making it easy to chat with guests while you cook. The adjoining dining area flows naturally off the kitchen and living room, ideal for entertaining or easy weeknight dinners with a view. Step through the sliding doors onto your own private balcony, a peaceful spot for morning coffee, evening unwinding, or firing up the barbecue above the treetops of the neighbourhood. Down the hall, the primary bedroom offers a walk-in closet and a private 4-piece ensuite complete with tub and shower, a true retreat at the end of the day. A second bedroom offers flexibility for guests, family, or a home office, serviced by a well-appointed 3-piece main bathroom with a walk-in shower, and an updated quartz-topped vanity. Stacked laundry is conveniently tucked off the hallway, keeping everyday chores out of sight and out of mind. A versatile den with a striking arched window and custom built-in shelving rounds out the floor plan, ready to flex as a home office, reading nook, or guest space with a built-in murphy bed, depending on how you

like to live. Living in Summerfields means being part of one of Mount Pleasant's most established and well-loved communities. Built in the mid-1990s and still cited today as an example of thoughtful, sensitive inner-city redevelopment, this stacked townhome enclave offers a rare blend of privacy and connection. This inner-city neighbourhood is known for its tree-lined streets, proximity to SAIT and the U of C, and an active community association offering everything from an outdoor pool to a Sportsplex ice rink and year-round programming for every age. Confederation Park's 160 acres of walking and biking trails are just moments away, and the North Hill Centre keeps everyday shopping, groceries and coffee runs within easy reach. With downtown a quick commute and a walkable, friendly streetscape at your doorstep, this is inner-city living at its most livable & low maintenance. Ideal for first-time buyers, downsizing, or a low-maintenance lock-and-leave lifestyle in one of Calgary's most walkable inner-city pockets, this Summerfields home offers the space, style, and location to make it happen.