

\$519,000 - 404, 405 32 Avenue Nw, Calgary

MLS® #A2260691

\$519,000

2 Bedroom, 2.00 Bathroom, 1,360 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Rare Opportunity in Mount Pleasant â€” 2 Bed, 2 Bath Townhome with Attached Double Car Garage

Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome tucked away on a quiet street in the highly sought-after Mount Pleasant community. This home offers a thoughtful layout, vaulted ceilings, and abundant natural light, making it the perfect place to settle in.

Main Floor Highlights:

Bright living room with a cozy gas fireplace

Vaulted ceilings add space and charm

Private deck â€” great for relaxing or entertaining

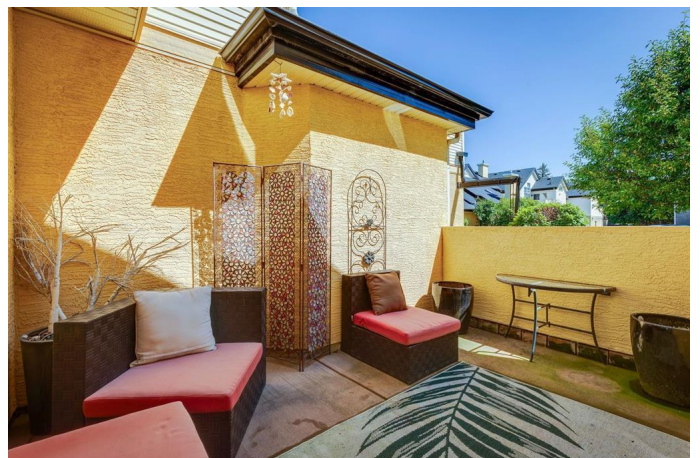
Main floor bedroom, full 4-piece bathroom, laundry, and attached double garage - perfect for single-level living with and additional level for even more comfort

Upper Level Perks:

Generously sized second bedroom with a 4-piece en suite â€” ideal as a primary suite
Loft-style den/office â€” perfect for working from home or creative hobbies

Walk-out balcony overlooking the grounds for your morning coffee or evening unwind

Enjoy the comfort and convenience of an attached double garage, providing security and protection from the elements year-round. This well-managed complex allows pets (with board approval), and the condo fees include all utilities except electricity â€” offering



excellent value and peace of mind.
Available for Quick possession. Close to transit, parks, schools, and local amenities.
The only 2 Bed / 2 Bath townhouse currently available in Mount Pleasant â€“ donâ€™t miss out!
Call today to schedule your private showing.

Built in 1996

Essential Information

MLS® #	A2260691
Price	\$519,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,360
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	404, 405 32 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4V2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Owned
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	2
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	7
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.