

———— MOUNT PLEASANT ————
301 - 405 32 AVENUE NW



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www.themckelviigroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

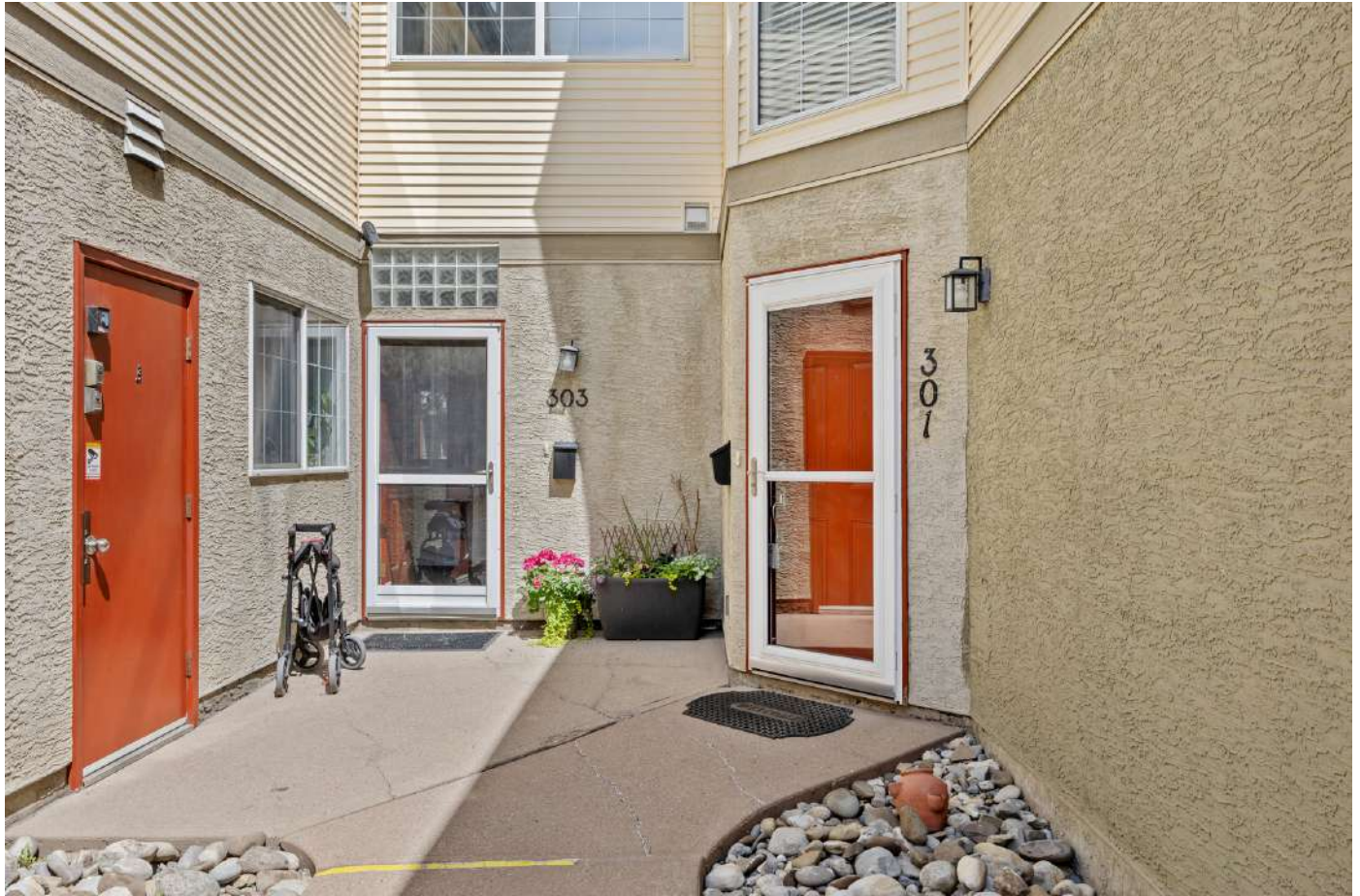
301 - 405 32 AVENUE NW

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.

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405 32 Avenue NW # 301 Calgary, AB T2K 0Z5

Residential

Active

Banner:

A2327967

PD:

DOM: 1

LP: \$485,000.00

OP: \$485,000.00

The Summerfields | Inner-City Charm | Simple, Effortless Living.



Class: Row/Townhouse
County: Calgary
Type: Five Plus
Levels: Two
Year Built: 1995
LINC#: [0026626234](#)
Arch Style: 2 Storey
Beds on Main: 2
Illegal Suite: 0
Possession: Negotiable
Lot Dim:
Front Length:
Legal Desc: 9610081;16
Legal Pln: 9610081 **Blk:**

City: Calgary
Subdivision: Mount Pleasant
Ttl Beds: 2
F/H Bth: 2/0
RMS SQFT: 1,276.40
LP/SF: \$379.97
Suite: No
EnSuites: 1
Legal Suite: 0
Lot Size: SF| SM
Lot Depth: M'
Lot: **Condo:** Yes

Zoning: M-CG d54
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known

Tax Amt/Yr: \$3,145.00/2026
Loc Imp Amt:
Front Exp: S

Recent Change: **07/13/2026 : NEW**

Public Remarks: 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.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	0	1	0	0	0	Bed Abv: 2	Main: 6.06	Mtr2	65.20	SqFt		
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 6	Upper: 112.52	Mtr2	1,211.20	SqFt		
								Total AG: 118.58	Mtr2	1,276.40	SqFt		

Garage Dims (L x W): 11' 5" x 22' 6"

Property Information

Basement:	None	Laundry Ft:	Main Level
Heating:	In Floor	Cooling:	None
Construction:	Stucco, Vinyl Siding, Wood Frame	Fireplaces:	1/Decorative, Gas, Living Room
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Exterior Feat:	Private Entrance	Fencing:	None
Roof Type:	Asphalt Shingle	Patio/Porch:	Balcony(s), See Remarks
Reports:	None		
Warranty:	None		
Parking:	Garage Door Opener, Garage Faces Front, Single Garage Attached Total: 1		
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Interior Lot, Landscaped, No Back Lane, Private, Rectangular Lot, Street Lighting		
Goods Include:	N/A		
Appliances:	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings		
Other Equip:	Garage Door Opener		

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Goods Exclude: N/A

Condo Information

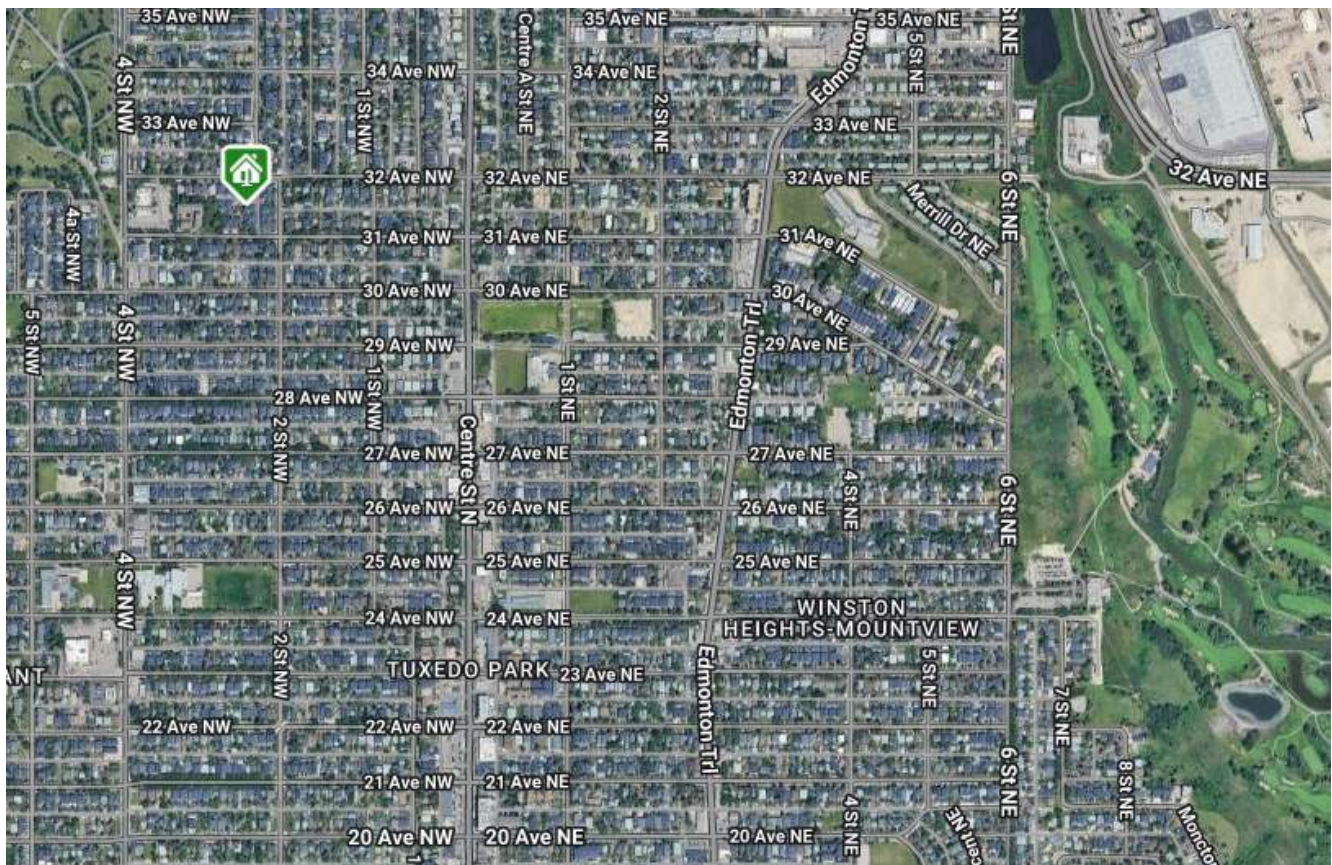
Condo Name:	Summerfields	Condo Fee:	\$730.35/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	New Leaf Property Management/403-910-6480	Floor #:	1
Prk Plan Type:	Attached Garage	# Elevators:	
Legal Desc:	9610081/9610081	Total Floors:	
Legal Park:		Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	N
# of Units:	203	Unit Factor:	16
Fee Includes:	Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water	Prk Unit Factor:	
Reg Size Incl:		Floor Location:	Ground
Assoc Amen:	None		
Pets Allowed:	Restrictions		

Printed Date: 07/14/2026 9:08:37 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
3pc Bathroom	Main	6' 11" x 9' 2"	4pc Ensuite bath	Main	11' 10" x 5' 4"
Bedroom	Main	12' 9" x 11' 2"	Dining Room	Main	10' 8" x 12' 4"
Foyer	Main	6' 10" x 3' 8"	Kitchen	Main	13' 0" x 10' 5"
Living Room	Main	15' 11" x 24' 0"	Bedroom - Primary	Main	11' 11" x 14' 0"



THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1239.40 SQ. FT.

INTERIOR AREA:
1147.13 SQ. FT.

EXCLUDED AREA:
287.05 SQ. FT.



0 5 10
ft



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

3pc Bath: 6'11" x 9'2" | 52 sq ft
4pc Ensuite: 11'10" x 5'4" | 64 sq ft
Bedroom: 12'9" x 11'2" | 133 sq ft
Dining: 10'8" x 12'4" | 122 sq ft
Foyer: 6'10" x 3'8" | 26 sq ft
Garage: 11'5" x 22'6" | 257 sq ft
Kitchen: 13' x 10'5" | 114 sq ft
Living: 15'11" x 24' | 242 sq ft
Primary: 11'11" x 14' | 165 sq ft

Main Building

MAIN FLOOR

Interior Area: 1147.13 sq ft
Excluded Area: 287.05 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1239.40 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1147.13 sq ft
Excluded Area: 287.05 sq ft
Exterior Area: 1239.40 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.































WELCOME TO

MOUNT PLEASANT



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THE COMMUNITY

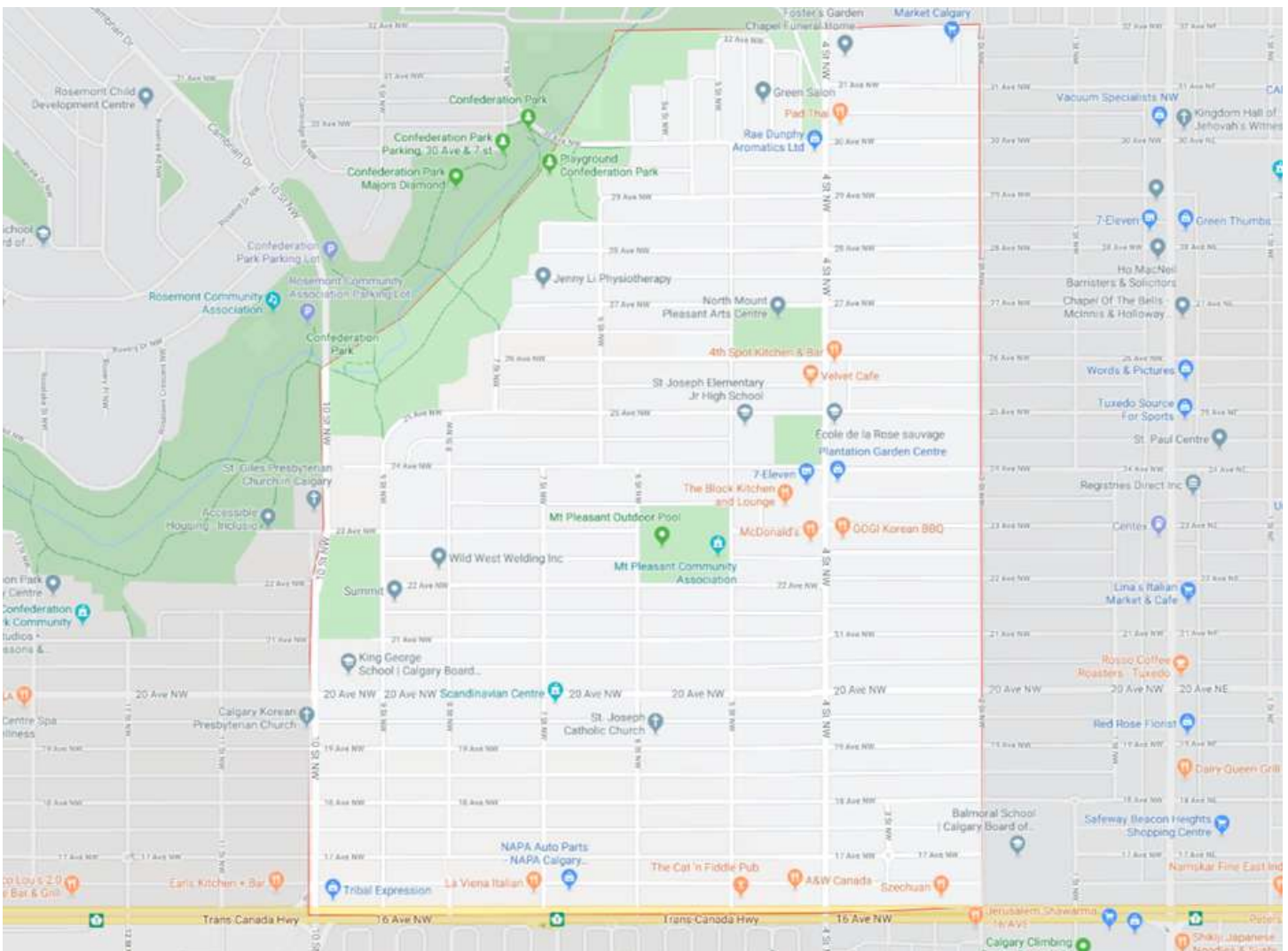
WELCOME TO MOUNT PLEASANT

Mount Pleasant is a residential neighbourhood in the northwest quadrant of Calgary, Alberta. It is located immediately north from the Trans-Canada Highway and the community of Rosedale. To the north and west it is bounded by the Confederation Park.

This beautiful northwest Calgary neighborhood was established in 1912, and offers an abundance of green spaces, parks and playgrounds. Bordering the community to the north is Confederation Park. Mount Pleasant has 8 other Community Parks & Playgrounds.

CITY OF CALGARY PROFILE:

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Mount-Pleasant.aspx>



THE COMMUNITY

MOUNT PLEASANT COMMUNITY ASSOCIATION

602 - 22nd Avenue NW

Tel: (403) 282-1314

<https://www.mpca.ca/>

Mount Pleasant Community Association has great facilities including a community hall, a sportsplex with ice rink and a great outdoor pool. The hall is on two levels. It also has an excellent green space surrounding the venue with a playground and lots of parking.

FACEBOOK: <https://www.facebook.com/MountPleasantCommunity>



PUBLIC TRANSIT:

<http://www.calgarytransit.com/schedules-maps>

LIBRARY

Louise Riley Library

1904 14 Ave NW . (403) 260-2600

<https://calgarylibrary.ca/>



THE COMMUNITY

LOCAL PARKS

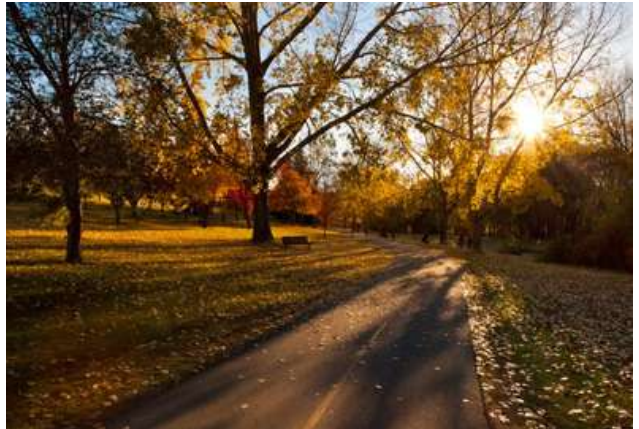
CONFEDERATION PARK

905 30 Ave NW

(403) 268-2489

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Confederation-Park.aspx>

Confederation Park in the northwest part of Calgary was once known as "the North Hill Coulee" and is home to the Confederation Park Golf Course. It features green space with playgrounds, picnic areas, tennis courts, pathways, baseball diamonds, a golf course, toboggan hills & other draws, including a wetland area.



CONFEDERATION PARK GOLF COURSE

3204 Collingwood Dr NW

(403) 300-1002

<https://www.calgary.ca/CSPS/Recreation/Pages/Golf-courses/Confederation-Park.aspx>

Sports facility with 9 holes of golf, a putting green & a 2-level hitting bay with 47 stalls.



OUTDOOR ACTIVITIES

There are 3 public golf courses located close to Mount Pleasant's boundaries, There are 3 tennis courts available to the general public, located at 31 Ave & 7 St. NW, and an outdoor hockey rink (SEASONALLY OPERATED) located at 608 29 Ave NW.



LINK:

<http://www.mpca.ca/our-community/outdoor-sports.html>

THE COMMUNITY

DOG PARKS

Although Mount Pleasant is not home to any off-leash parks, the following link shows all of the off-leash areas are close by.

LINK: <http://www.mpca.ca/our-community/green-spaces-dog-parks.html>



PARKS & REC

COMMUNITY PLAYGROUNDS & GREEN SPACES

NORTH MOUNT PLEASANT ARTS CENTRE GROUNDS

523 27 Ave NW

A nice green space and community garden.



NORTH MOUNT PLEASANT ARTS CENTRE

523 27 Ave NW

Tel: (403) 221-3682

<http://www.calgary.ca/CSPS/Recreation/Pages/Arts-centres/North-Mount-Pleasant.aspx>

Providing fine arts experiences for all ages, abilities, and aspirations for more than 30 years. At this facility you can draw, paint, or try your hand on the potter's wheel. There are 3 studios dedicated to drawing & painting & 3 ceramic studios.



THE COMMUNITY

PARKS & REC

COMMUNITY PLAYGROUNDS & GREEN SPACES

HORSY PARK -

3103 5 St NW

A nice green space and playground.



LOCAL SCHOOLS GROUNDS

Offering open spaces, playgrounds, playing fields, baseball diamonds, basketball courts and more!

KING GEORGE SCHOOL - 9 STREET NW

ST. JOSEPH - 2512 5 ST NW

ÉCOLE DE LA ROSE SAUVAGE - 2512 4 ST NW



SERVICES

FIRE DEPARTMENT

CALL 911 for all emergencies.

Calgary Fire Station 7

2708 4 St NW



POLICE

CALL 911 for all emergencies.

Calgary Police Service District 3 - North Haven

4303 14 St NW . (403) 428-6300



SHOPS & SERVICES

LOCAL SHOPS & SERVICES

that run along 4 St NW include restaurants, a lube shop, a music school, food & convenience store, law office, massage therapy, various services and more!



HILL PARK SHOPS & SERVICES

that run along 4 St NW

Featuring a 7/11 convenience store, McDonalds & professional building with more services. There is also an auto service place and restaurant across the way.



PLANTATION GARDEN CENTRE

4 street & 24 avenue NW



16th AVENUE NW SHOPS AND SERVICES

There are a huge variety of shops, services, restaurants, coffee shops & entertainment that run the length of 16 Avenue giving residents so many options.



SHOPS & SERVICES

16TH AVENUE NW SHOPS, RESTAURANTS & SERVICES



GROCERIES

Safeway - 1818 Centre Street NE #20

North Hill Co-op - 540 16 Ave NE

Lambda Oriental Foods Supermarket - 1423 Centre St N

Lina's Italian Market & Cafe - 2202 Centre St NE

Tops Supermarket - 1623 Centre St NW



SHOPS & SERVICES CLOSE BY

NORTH HILL SHOPPING CENTER

1632 14 Ave NW

Offering a variety of shops & services including Safeway, banks, food court & restaurants, a gym, fashion, beauty, medical services and so much more!

<http://northhillcentre.com/>



CF MARKET MALL

3625 Shaganappi Trail NW

(403) 288-5466

<https://www.cfshops.com/market-mall>

CF Market Mall offers services and amenities for the entire family to enjoy. With over 200 retailers including The Hudsons Bay, Apple Store, Sport Chek, Toys-R-Us, Old Navy, a food court, movie theatre and more!



SERVICES

HOSPITALS / MEDICAL

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM to 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)
1213 4 St SW
(403) 955-6200

PETER LOUGHEED CENTRE

(24 hour Emergency)
3500 26 Ave NE
(403) 943-4555

DENTISTS

MOUNT PLEASANT DENTAL CARE

602 16 Ave NW
(403) 289-4411
<http://mountpleasant.dental/>

DR. DAVID CHAN DENTAL CLINIC

2902 Centre St NE
(403) 230-2888

WALK-IN CLINICS / DOCTORS

MT PLEASANT MEDICAL CLINIC - DR M K MAH

519 23 Ave NW
(403) 247-6966
<http://www.mpmclinic.com/>

NORTHMOUNT MEDICAL CENTRE

771 Northmount Dr NW
(403) 289-1188
<http://www.northmountmedical.com/>

VETS

BEDDINGTON TRAIL ANIMAL HOSPITAL

BAY 1, 176 Bedford Dr NE
(403) 263-8101
<http://www.beddingtonvet.com/>

VCA CANADA FOREST LAWN ANIMAL HOSPITAL

2002 36 St SE
(403) 272-0115
<https://vcacanada.com/forestlawn/>

CHIRO / PHYSIO +

CHIROPRACTIC HEALTH CENTRE

2713 Centre St NW
(403) 277-9339
<https://chiro-doctor.com/>

STRIVE PHYSIOTHERAPY - CENTRE ST N

2715 A Centre St NW
(403) 765-0461
<https://strivephysiotherapy.ca/>

SCHOOLS

PUBLIC SCHOOLS

Rosemont School (K-6)

19 Rosevale Dr NW

403-777-6230

<http://school.cbe.ab.ca/school/rosemont/Pages/default.aspx>

Georges P. Vanier School (7-9)

509 32 Ave NE

403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

Crescent Heights High School (10-12)

1019 1 St NW

403-276-5521

<http://schools.cbe.ab.ca/b815/>

MUSIC SCHOOL

Alberta School of Music

2614 4 St NW

(403) 619-8115

<http://albertaschoolofmusic.ca/>

Harmony Music School - Central

2614 4 St NW

(403) 619-8115

<http://harmonymusicschool.ca/>

FRENCH

École Francophone

Public Du Nord-Est De

2512 4 St NW

CATHOLIC SCHOOLS

St. Pius X School (K-6) Catholic

2312 - 18 Street NW

403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>



St. Joseph School (K-9) Catholic

2512 - 5 Street NW

403-500-2009

<https://www.cssd.ab.ca/schools/stjoseph/Pages/default.aspx>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

SAIT

1301 16 Ave NW

(403) 284-7248

<https://www.sait.ca/>

Alberta University of the Arts

1407 14 Ave NW

(403) 284-7600

<https://www.auarts.ca/>