

\$1,049,000 - 139 31 Avenue Ne, Calgary

MLS® #A2226113

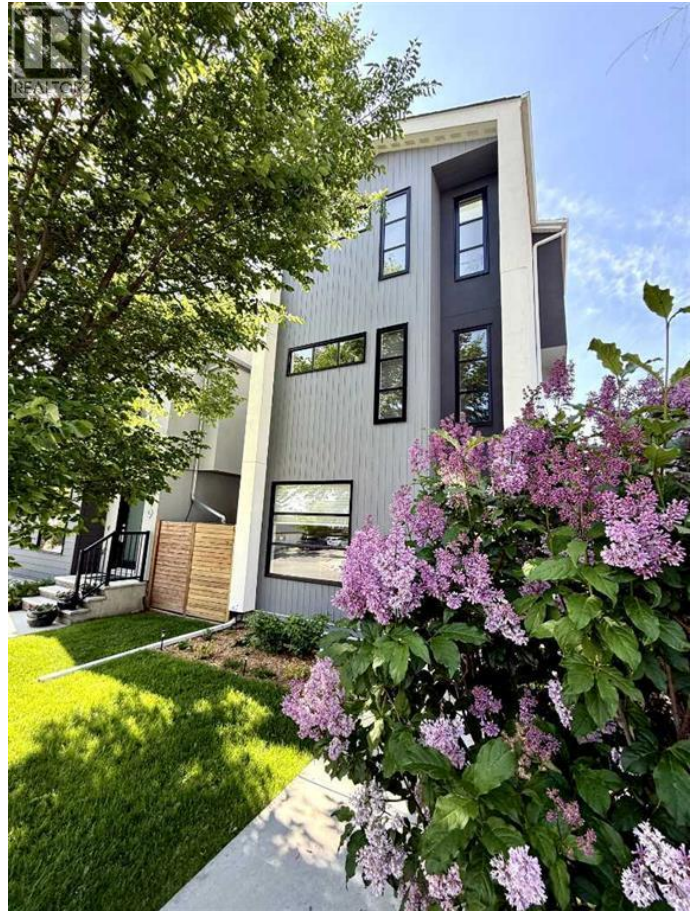
\$1,049,000

5 Bedroom, 4.00 Bathroom, 2,496 sqft

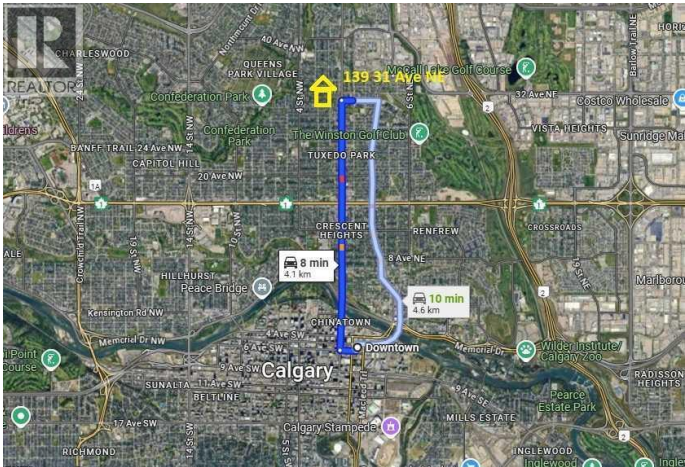
Single Family on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Thoughtfully crafted for both connection and retreat, this Nordics-inspired home blends clean design, natural materials, and smart sustainability in one of Calgary's most vibrant inner-city communities. A striking modern exterior hints at the refined living within, framed by lush landscaping and a smart irrigation system that keeps things green with minimal effort. A covered patio with a power retractable awning invites sunny mornings and relaxed evenings, while the insulated double garage—finished with epoxy floors and custom organizing panels—delivers both style and practicality. Step inside to a soaring two-story foyer, where sunlight dances through the custom open-riser wooden staircase, anchoring the home's refined design. The main floor is built for entertaining and ease, featuring soaring ceilings, a sleek gas fireplace, a calming dining area, and a chef's kitchen with dual oversized islands, quartz countertops, modern cabinetry with solid wood drawers, and premium stainless-steel appliances. The bright, airy living room opens directly to a south-facing patio, creating a seamless indoor-outdoor flow. From the main floor, ascend to the second level, where you'll find two spacious bedrooms sharing a beautifully appointed bathroom, an open gallery with a work-from-home office, and a convenient laundry room tucked seamlessly into the layout. Downstairs, the fully developed basement offers flexibility and privacy,



complete with a fully equipped home gym and a private bedroom with its own ensuite—perfect for guests, teens, or extended family. The pinnacle of the home is the third-floor master retreat—a serene sanctuary featuring a spa-inspired ensuite, tranquil design details, and lovely views of Calgary’s downtown skyline. Just steps away, an additional bedroom offers the perfect nursery or toddler room, keeping your little one close in this elevated personal haven. Ideal for young professionals, this home offers the best of both worlds—minutes from downtown, with easy access to parks, pathways, and the highway to the mountains. Top-rated schools are also nearby, making this not just a home, but a long-term lifestyle investment. A rare blend of Nordic design, wellness-minded living, and mountain-bound freedom—this is inner-city elegance, redefined (id:6289)



Built in 2014

Essential Information

Listing #	A2226113
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,496
Acres	0.07
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	139 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
Province	Alberta
Postal Code	T2E2E8

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning, See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco, Wood siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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