

\$938,000 - 528 31 Street Nw, Calgary

MLS® #A2264187

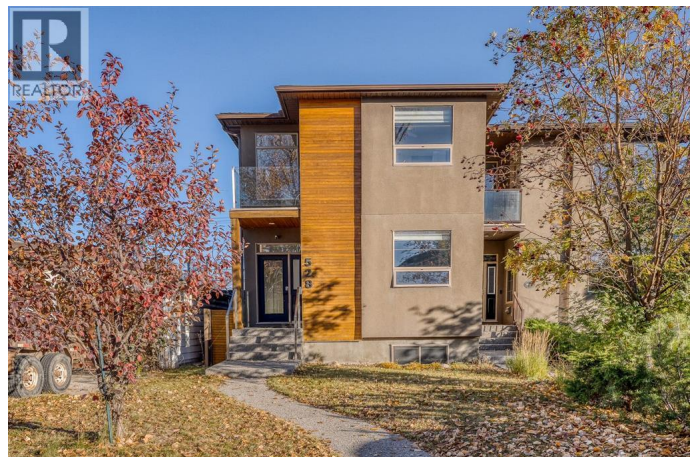
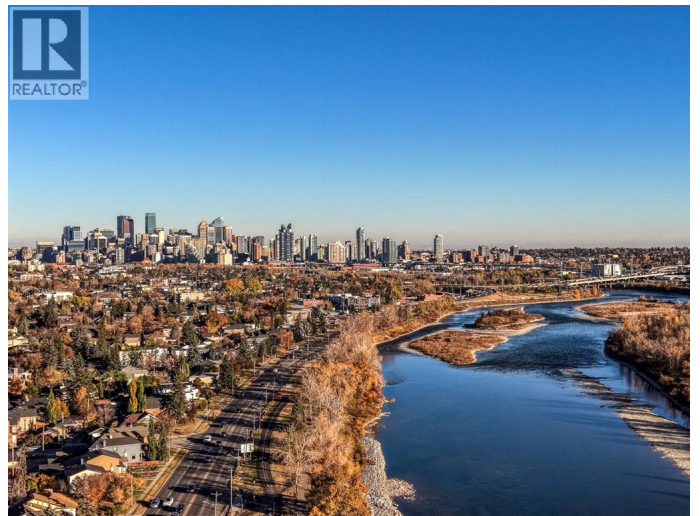
\$938,000

3 Bedroom, 4.00 Bathroom, 2,022 sqft

Single Family on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to your beautiful inner-city home, perfectly positioned just minutes from the river pathways in sought-after Parkdale. This contemporary infill blends timeless design with everyday comfort — ideal for professionals, families, or anyone who loves the energy of city living. Step inside to a bright, open layout featuring 9' flat ceilings, pot lighting, solid core doors, and custom built-ins throughout. The main floor offers a welcoming open-to-above entry, a front office or flex space, and rich maple hardwood flooring that flows seamlessly into the heart of the home. The chef's kitchen is a true showstopper — complete with granite countertops, an oversized island, under-cabinet lighting, and gorgeous custom cabinetry. A premium stainless steel appliance package includes a commercial-style gas range and French door fridge. The formal dining area features a custom built-in buffet, while the open-concept great room centers around a sleek modern fireplace — perfect for entertaining or cozy evenings in. Upstairs, the extra-wide staircase leads to a bright loft area and a stunning primary retreat with two walk-in closets and downtown skyline views. The spa-inspired ensuite boasts dual vanities, a large glass shower, and a unique soaker tub for the ultimate relaxation. The second bedroom offers plenty of natural light and its own private balcony. The fully finished lower level is designed for comfort and function, featuring a spacious third bedroom, a walk-in



closet, and a full bathroom with marble counters. Outside, enjoy low-maintenance landscaping, a 6-foot cedar fence, and a private deck space perfect for summer evenings.Experience the best of inner-city living in one of Calgary’s most desirable communities – steps from parks, pathways, and everything you love about the urban lifestyle. (id:6289)

Built in 2005

Essential Information

Listing #	A2264187
Price	\$938,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,022
Acres	0.07
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	528 31 Street Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N2V5

Amenities

Amenities	Park, Playground, Schools
Features	Back lane, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood
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	Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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