

\$929,000 - 513 31 Street Nw, Calgary

MLS® #A2265510

\$929,000

4 Bedroom, 4.00 Bathroom, 1,899 sqft

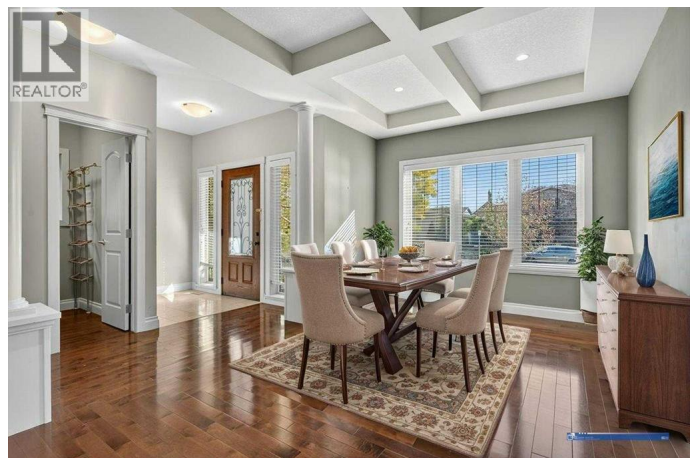
Single Family on 0.08 Acres

Parkdale, Calgary, Alberta

Discover the perfect balance of nature and city living in this beautiful Parkdale semi-detached, just steps from the Bow River pathways.

Offering nearly 1,900 sq.ft. above grade plus a fully finished basement, this 4-bedroom, 3.5-bath home combines thoughtful design with an unbeatable location. The main floor welcomes you with rich hardwood, a gas fireplace, and a chef's kitchen featuring granite counters, a large island, and premium appliances. Upstairs, the primary retreat boasts a spa-inspired ensuite and walk-in closet, joined by two more bedrooms and convenient upper laundry. The lower level adds a spacious family room, additional bedroom, and full bath – ideal for guests, teens, or a home gym. Comfort is built in with central A/C, high-efficiency heating, and plenty of natural light throughout. Relax on the front porch, entertain on the back deck, and enjoy the landscaped yard with a double detached garage. Families will appreciate excellent nearby schools, including Westmount Charter Elementary (Grades 1–4, Gifted Program) located right in Parkdale, and Queen Elizabeth Junior/Senior High (Grades 7–12). All this within walking distance to Foothills & Children's Hospitals, U of C, and minutes to downtown. A rare opportunity to enjoy riverside living in one of Calgary's most desirable communities. (id:6289)

Built in 2006



Essential Information

Listing #	A2265510
Price	\$929,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,899
Acres	0.08
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	513 31 Street Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N2V6

Amenities

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

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings, Garage door opener
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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