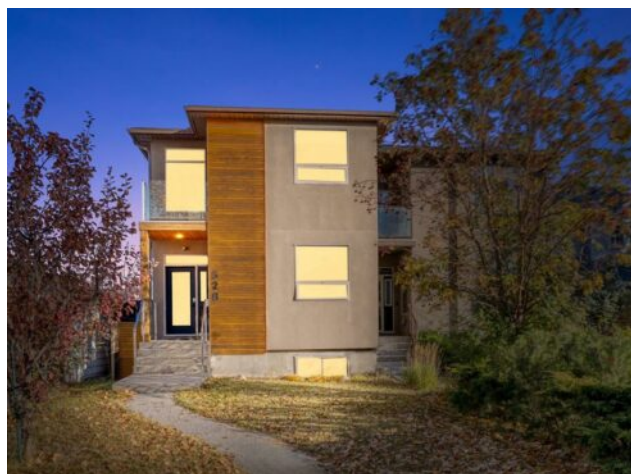


528 31 Street NW  
 Calgary, Alberta

MLS # A2264187



# \$938,000

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkdale                                        |               |                   |
| <b>Type:</b>     | Residential/Duplex                              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                 |               |                   |
| <b>Size:</b>     | 2,022 sq.ft.                                    | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                          |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Private |               |                   |

|                    |                        |                   |      |
|--------------------|------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -    |

**Features:** Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Enjoy the Cinematic Video!! 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. Offering just under 3000 Sqft of living quarters with 4 bedrooms, 3.5 bathrooms and a great bonus room. 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 &mdash; steps from parks, pathways, and everything you love about the urban lifestyle. A MUST SEE!!