



GRASSROOTS
REALTY GROUP

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528 31 Street NW
Calgary, Alberta

MLS # A2264187



\$938,000

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

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

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

Inclusions: N/A

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.

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