



GRASSROOTS
REALTY GROUP

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513 31 Street NW
Calgary, Alberta

MLS # A2265510



\$929,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,899 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, See Remarks		

Inclusions: N/A

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.