



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1013 31 Avenue NW
Calgary, Alberta

MLS # A2266450



\$1,395,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,804 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Bar Fridge X2 , gas range, built-in refrigerator, dishwasher, washer/dryer, garage controls

Welcome to 1013 31 Avenue NW, a rare newly renovated 1,800 sq. ft. bungalow perfectly positioned in the heart of Cambrian Heights. One of Calgary's most sought-after inner-city communities. Just steps from Confederation Park, this home offers the ideal balance of inner-city convenience and quiet, tree-lined living. From the moment you arrive, the curb appeal is undeniable. A covered composite front porch and a brand-new exterior finished in a timeless combination of board & batten and stucco set the tone for the craftsmanship found throughout. The property also includes a newly built oversized double garage with alley access. Step inside this modern farmhouse bungalow to discover a bright, open floor plan with 9-foot ceilings at the entry, creating an immediate sense of space. The living room features a gas fireplace with custom built-ins, flowing seamlessly into the chef's kitchen, complete with custom cabinetry, new KitchenAid built-in appliances, and a 10-foot waterfall island. Adjacent to the kitchen is a walk-in pantry, and beyond that, a spacious dining area with a custom bar that opens through 8-foot sliding doors to a south-facing backyard and large entertaining deck. The main floor also includes a beautifully designed main bathroom, a second bedroom that can double as an office, and a mudroom with built-in storage leading to the rear deck and garage. The primary suite is a true retreat - featuring 9-foot ceilings, a large walk-in closet with custom wardrobe cabinetry, and a resort-inspired ensuite with double vanity, heated floors, and a custom rainfall shower. The fully developed lower level continues to impress with a massive rec room with a bar, a beautifully designed laundry room, two additional bedrooms, and a spa like bathroom with a large shower and heated floors. This home has been completely renovated inside and out.

Including new electrical, plumbing, HVAC, furnace, and central air conditioning, offering the peace of mind of a brand-new home in a highly established and desirable location.