

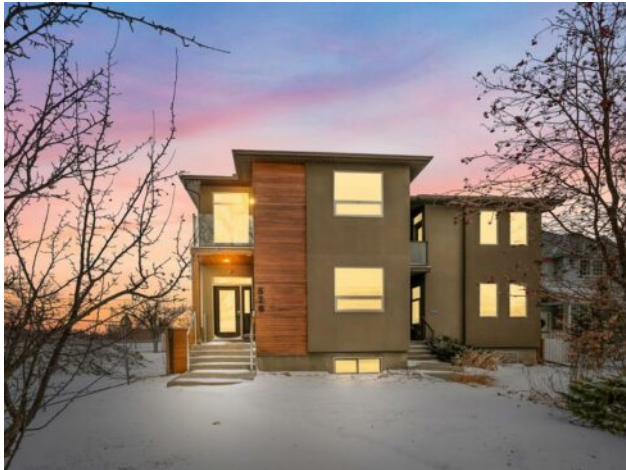


GRASSROOTS
REALTY GROUP

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

528 31 Street NW
Calgary, Alberta

MLS # A2275500



\$899,000

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 refined inner-city living in the heart of Parkdale, just minutes from the Bow River pathways and surrounded by the best of Calgary's urban lifestyle. This striking contemporary infill blends timeless design with everyday comfort — perfect for professionals, families, and anyone who loves being close to it all. Offering just under 3,000 sq.ft. of beautifully finished living space, this home features 4 bedrooms, 3.5 bathrooms, and a versatile bonus loft designed for real life and effortless entertaining. From the moment you enter, the space feels light, open, and intentional, with 9'squo; flat ceilings, pot lighting, solid core doors, and custom built-ins throughout. A dramatic open-to-above entry sets the tone, while a front office or flex space and rich maple hardwood floors anchor the main level. At the heart of the home, the chef's kitchen commands attention with granite countertops, an oversized island, under-cabinet lighting, and stunning custom cabinetry. A premium stainless steel appliance package includes a commercial-style gas range and French door fridge — perfect for both everyday meals and hosting. The formal dining area features a custom built-in buffet, flowing seamlessly into the open-concept great room where a sleek modern fireplace creates a warm and inviting focal point. Upstairs, an extra-wide staircase leads to a bright loft area and an impressive primary retreat complete with two walk-in closets and downtown skyline views. The spa-inspired ensuite offers dual vanities, a large glass shower, and a statement soaker tub — your own private escape at the end of the day. A second upper bedroom is filled with natural light and opens to its own private balcony. The fully finished lower level adds even more flexibility, featuring a spacious third bedroom with walk-in closet and a full bathroom finished with

marble countertops — ideal for guests, teens, or a private workspace. Outside, enjoy low-maintenance landscaping, a 6-foot cedar fence, and a private deck designed for summer evenings and relaxed outdoor living. This is inner-city living done right — steps from parks, river pathways, and everything that makes Parkdale one of Calgary’s most sought-after communities.