



GRASSROOTS
REALTY GROUP

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

513 31 Street NW
Calgary, Alberta

MLS # A2286306



\$899,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,899 sq.ft.	Age:	2006 (20 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

Experience the best of inner-city living with this exceptional Parkdale semi-detached home, ideally located just moments from the Bow River pathway system. With approximately 1,900 sq.ft. above grade and a fully developed basement, this 4-bedroom, 3.5-bath property delivers generous space, smart layout, and a highly sought-after location. The main level showcases warm hardwood flooring, a cozy gas fireplace, and a well-appointed gourmet kitchen with granite countertops, oversized island, and upgraded appliances. Upstairs, the spacious primary suite features a spa-style ensuite and walk-in closet, complemented by two additional bedrooms and the convenience of upper-floor laundry. The finished lower level offers a large recreation area, fourth bedroom, and full bathroom — perfect for visitors, older children, or a fitness space. Added features include central air conditioning, high-efficiency mechanical systems, and abundant natural light. Enjoy outdoor living from the inviting front porch and private rear deck, along with a landscaped yard and double detached garage. Close to respected schools, including Westmount Charter Elementary and Queen Elizabeth Junior/Senior High, plus easy access to Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and downtown. An outstanding opportunity in one of Calgary's premier river-adjacent neighbourhoods.