



31 Harvard Street NW
Calgary, Alberta

MLS # A2288389



\$1,150,000

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Stunning custom-built detached infill in the highly sought-after community of Highwood! Built recently in 2024 and offering over 2,800 sq ft of thoughtfully designed living space, this immaculate 2-storey home blends modern luxury with exceptional investment potential. Currently operating as a successful, fully furnished Airbnb for the past several months, this turnkey property offers a rare opportunity for investors to step into a thriving short-term rental business, complete with two separate licenses for the upper level and the legal basement suite. Its prime inner city location makes it especially attractive, with strong and consistent demand from guests seeking close proximity to downtown. For those not looking to continue with Airbnb, the home is fully furnished and move-in ready, making it an ideal option for a family wanting a seamless transition into a beautifully finished property. Inside, you are welcomed by a bright, expansive foyer that opens into a sun-filled main floor featuring soaring 9' ceilings, large windows, elegant hardwood flooring, and refined contemporary finishes throughout. The gourmet kitchen is a chef's dream with quartz countertops, premium stainless steel appliances, extensive cabinetry, and a stunning waterfall island with seating. The formal dining area connects effortlessly to the inviting living room, highlighted by a cozy gas fireplace, while a stylish powder room and access to the backyard and double detached garage complete the main level. Upstairs, the luxurious primary retreat offers a spacious walk-in closet and spa-inspired ensuite with dual vanities and a freestanding soaking tub, along with a private front balcony with sleek glass railing. Two additional generously sized bedrooms, a beautifully appointed full bathroom, and convenient upper-level laundry add both comfort and practicality. The fully approved legal basement suite features its

own private entrance, full kitchen, spacious living area, two large bedrooms with walk-in closets, and a full bathroom, making it perfect for additional rental income or extended family. Custom-built closet organizers in the bedrooms, ample storage space, and ceramic tile finishes in bathrooms and laundry areas further enhance the home's quality and functionality. Located on a quiet, tree-lined street just minutes from downtown, schools, shopping centers, and picturesque parks, this property offers the perfect combination of style, comfort, convenience, and income potential. Book your private showing today!