



**1124 31 Avenue NW
Calgary, Alberta**

MLS # A2296286



\$799,950

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Views		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

Rare opportunities like this don't come along often. Situated on a premium 55-foot frontage lot, this exceptional property offers truly unobstructed city views in one of Calgary's most desirable inner city communities—Cambrian Heights. Perched on an elevated lot, this home presents endless potential. Whether you choose to renovate or build your dream home from the ground up, the possibilities here are remarkable. Once redeveloped, you'll enjoy what could be among the finest panoramic downtown views in the city. The location is second to none—within walking distance to Confederation Park, Nose Hill Park, and Confederation Park Golf Course, offering year-round recreation right at your doorstep. You're also just minutes from downtown Calgary with convenient access to major routes and all essential amenities. This well-loved bungalow has been proudly maintained by the same family for decades and features a functional layout with two bedrooms up and two down, along with a full bathroom on each level. Whether you're an investor, builder, or looking for a prime lot to create your forever home, this is a rare chance to secure a standout property in a highly sought-after neighborhood. Book your private showing today and contact your favorite realtor to explore the potential.