



947 31 Avenue NW
Calgary, Alberta

MLS # A2304183



\$950,000

Division:	Cambrian Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,945 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound

Inclusions: Garden Shed, Garage Heater, TV Mounts (TV's excluded)

Situated on a quiet, tree-lined street in Cambrian Heights, this semi-detached home offers an elevated inner-city lifestyle on an extra-wide lot, creating a noticeably more spacious feel than a typical infill. Just steps from Confederation Park and within easy reach of Nose Hill Park, the location provides exceptional access to pathways, green space, and tennis courts, while remaining close to schools, shopping, transit, and key institutions such as SAIT and the University of Calgary. The main floor is filled with natural light and enhanced by 10-foot ceilings, creating an open and airy atmosphere. A thoughtfully designed open-concept layout seamlessly connects the dining area, kitchen, and living room, making it ideal for both everyday living and entertaining. Large windows frame the space, while the functional flow ensures each area feels connected yet distinct. Upstairs, the spacious primary retreat offers a large walk-in closet and a well-appointed 5-piece ensuite designed for comfort and convenience. Two additional bedrooms provide flexibility for family, guests, or a home office, complemented by a full 4-piece bathroom and upper-level laundry with brand new washer/dryer for added practicality. The fully developed basement expands the living space with a generous family room, a fourth bedroom, dedicated storage, and a versatile flex area that works well as a work-from-home station, or a hobby space. Outside, the south-facing backyard is designed to maximize sunlight and outdoor enjoyment, featuring a large deck ideal for relaxing or hosting. The double detached garage is both insulated and heated, offering comfort and functionality year-round. This is a well-balanced home in a highly desirable location, combining space, layout, and proximity to some of Calgary's most valued outdoor amenities.