



1703 31 Street SW
Calgary, Alberta

MLS # A2137588



\$885,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,472 sq.ft.	Age:	1951 (73 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Range, Garage Controls/Door Opener, Microwave, Hood Fan, Washer, Window Coverings

OPEN HOUSE Saturday June 29 2024 11AM-1PM! Immerse yourself in a fusion of scenic beauty and urban convenience with this remarkable inner city residence nestled in the family-oriented community of Shaganappi. This beautiful bungalow is in impeccable shape and has undergone thoughtful renovations over the years, offering the perfect retreat for those who cherish nature without straying far from the city. Situated on a 50 x 120 R-CG west backing lot, this home boasts a front yard adorned with mature trees and a quaint garden space. Upon entering the foyer you are led into a big and bright living area carefully curated for gathering around the fireplace. Onward into the spacious kitchen is a 9 foot island, quartz countertops, stainless steel appliances, white tile backsplash, along with endless cabinetry and counter space. The adjoining dining area includes a cozy window nook overlooking the huge private yard. Refinished original hardwood throughout the main floor coupled with upgrades to the tile and paint provide a perfect balance between historic charm and modern comfort. There are three bedrooms and two bathrooms on this level, including a huge primary bursting with natural light from two large windows, and a private ensuite with a jetted tub and barn door feature. Down in the basement are two additional bedrooms, an updated full bathroom, laundry, newer carpeting, and a spectacular wood-burning stove in the family room for those long winter nights. Outside, the fully landscaped large west backing yard is the perfect sanctuary to sit out and enjoy the sunshine - with raised brick planters, a stone patio, mature trees and quick access to a double detached garage. Ideally located with proximity to shopping along 17 Ave SW, the Killarney Recreation Centre, Transit, Schools, Shaganappi Golf Course, and easy access out of town for a quick mountain

getaway. Mere minutes away from the Downtown Core, yet impressively private in a friendly and quiet neighbourhood. Your inner city oasis awaits.