



# 1703 31 Street Calgary Alberta

\$869,900

OPEN HOUSE Sunday July 21st 1-3! 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 fro...

3pc Bathroom Measurements not available

Bedroom 13.25 Ft x 8.08 Ft

Bedroom 13.67 Ft x 14.17 Ft

Recreational, Games room 28.92 Ft x 18.58 Ft

Storage 8.58 Ft x 21.33 Ft

Furnace 21.42 Ft x 11.33 Ft

Bedroom 12.00 Ft x 10.17 Ft

Dining room 13.17 Ft x 6.83 Ft

Kitchen 15.17 Ft x 15.00 Ft

Living room 11.92 Ft x 19.50 Ft

Other 7.50 Ft x 5.58 Ft

Bedroom 7.92 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Primary Bedroom 14.83 Ft x 12.17 Ft