



# 11031 39 Avenue Calgary Alberta

\$1,125,000

Welcome to 1031 and 1031A 39 Ave NW! Located in the heart of Cambrian Heights, this full duplex situated on a reverse pie shaped lot offers a harmonious blend of modern upgrades and timeless charm. Nestled on a quiet tree-lined street, the property exudes curb appeal and invites you to explore its well-appointed features. One side is fully renovated and move-in ready, the other side was recently upgraded and would be ideal for investment purposes, with potential rental income from tenants. The main and upper floors of the right side of the duplex underwent a professional renovation in 2016, ensuring quality craftsmanship and attention to detail. Large windows flood the living spaces with natural light, creating an inviting atmosphere throughout. You can still enjoy your privacy and convenience with custom Hunter Douglas blinds equipped with remote control and ultra-glide closures. The flat ceilings contribute to the modern design and create a seamless flow. Rich hardwood flooring graces the main and upper areas, providing a warm and timeless aesthetic. The kitchen features Italian porcelain tile, adding both elegance and durability and the in-floor heating ensures comfort during colder months. The kitchen boasts a sleek Caesarstone countertop, perfect for meal preparation and entertaining. You'll find high-end Kitchenaid appliances including: a counter-depth fridge, gas range, microwave, and a whisper-quiet dishwasher. Upstairs, you'll find spacious bedrooms, accompanied by built-in wardrobes for efficient storage. The main washroom upstairs is equipped with a TOTO toilet and a rainfall + handheld shower combination. Italian porcelain tiles with in floor heating make for a durable and luxurious feel. Stay cool in the summer months with a new Daikin Eco-Slim 2 ton air conditioning system. The basement is fully developed and offers an additional full bathroom. The left...

Recreational, Games room 24.75 Ft x 14.92 Ft  
 Laundry room 19.25 Ft x 9.75 Ft  
 4pc Bathroom 6.42 Ft x 8.42 Ft  
 Laundry room 18.25 Ft x 10.25 Ft  
 Recreational, Games room 24.25 Ft x 14.83 Ft  
 3pc Bathroom 6.92 Ft x 8.00 Ft

Eat in kitchen 15.83 Ft x 9.42 Ft  
 Other 4.58 Ft x 7.17 Ft  
 Living room 18.08 Ft x 15.67 Ft  
 Dining room 15.17 Ft x 9.42 Ft  
 Kitchen 15.83 Ft x 8.83 Ft  
 Other 7.58 Ft x 3.17 Ft

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

Listing Presented By:



Originally Listed by:  
 2% Realty

<https://ashley.pepper.2percentrealty.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
 cawarawa@shaw.ca

Other 4.17 Ft x 7.17 Ft

Foyer 13.00 Ft x 7.08 Ft

Living room 18.50 Ft x 11.58 Ft

Dining room 14.83 Ft x 9.42 Ft

Bedroom 9.50 Ft x 15.58 Ft

Bedroom 8.42 Ft x 12.00 Ft

Primary Bedroom 11.92 Ft x 13.83 Ft