



139 31 Avenue Calgary Alberta

\$1,093,000

Thoughtfully crafted for both connection and retreat, this Nordic-inspired home blends clean design, natural materials, and smart sustainability in one of Calgary's most vibrant inner-city communities. A striking modern exterior hints at the refined living within, framed by lush landscaping and a smart irrigation system that keeps things green with minimal effort. A covered patio with a power retractable awning invites sunny mornings and relaxed evenings, while the insulated double garage--finished with epoxy floors and custom organizing panels--delivers both style and practicality. Step inside to a soaring two-story foyer, where sunlight dances through the custom open-riser wooden staircase, anchoring the home's refined design. The main floor is built for entertaining and ease, featuring soaring ceilings, a sleek gas fireplace, a calming dining area, and a chef's kitchen with dual oversized islands, quartz countertops, modern cabinetry with solid wood drawers, and premium stainless-steel appliances. The bright, airy living room opens directly to a south-facing patio, creating a seamless indoor/outdoor flow. From the main floor, ascend to the second level, where you'll find two spacious bedrooms sharing a beautifully appointed bathroom, an open gallery with a work-from-home office, and a convenient laundry room tucked seamlessly into the layout. Downstairs, the fully developed basement offers flexibility and privacy, complete with a fully equipped home gym and a private bedroom with its own ensuite--perfect for guests, teens, or extended family. The pinnacle of the home is the third-floor master retreat--a serene sanctuary featuring a spa-inspired ensuite, tranquil design details, and lovely views of Calgary's downtown skyline. Just steps away, an additional bedroom offers the perfect nursery or toddler room, keeping your little one close in this elevated personal ha...

Bedroom 10.50 Ft x 8.67 Ft
 Laundry room 7.75 Ft x 5.00 Ft
 4pc Bathroom 11.42 Ft x 5.00 Ft
 Bedroom 11.67 Ft x 10.08 Ft
 Office 9.00 Ft x 6.67 Ft
 Primary Bedroom 19.00 Ft x 16.00 Ft

Bedroom 11.42 Ft x 9.83 Ft
 3pc Bathroom 8.42 Ft x 7.58 Ft
 Recreational, Games room 19.25 Ft x 14.83 Ft
 Foyer 14.67 Ft x 7.00 Ft
 Kitchen 18.92 Ft x 15.92 Ft
 Dining room 13.08 Ft x 9.00 Ft

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Bedroom 16.00 Ft x 8.33 Ft

5pc Bathroom 12.17 Ft x 11.58 Ft

Living room 20.58 Ft x 13.58 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft