



# 1419 31 Street Calgary Alberta

\$699,900

2 bedroom Legal Suite. A truly captivating property that checks all the boxes for comfortable living, investment potential, and a vibrant lifestyle in one of Calgary's most desirable neighborhoods. Walk into the foyer space which includes separate entrances to the main level as well as to the legal basement suite. The main floor features a renovated kitchen complete with recessed lighting, granite countertops, stainless steel appliances, deep, Under mount sink, white shaker, style, cabinetry, and full tile backsplash. The living room family room features, a gorgeous, full height, brick facing wood-burning fireplace, with large, full-size windows, overlooking the beautifully manicured front yard. The main floor also features a large bedroom, with glass sliding patio doors onto your own private deck and backyard space, the second bedroom on this level is a good size and features a large window and a deep closet. A four piece bath with full height shower surround and deep soaker tub, separate laundry, complete the main level. Upstairs you will find the spa inspired master retreat complete with a four piece, en-suite, deep soaker, tub and granite countertops, and a massive walk-in closet. The legal basement suite, has a similar layout and features a large kitchen with full height tile backsplash, white appliances and a dining room area just off the kitchen. A large family/living room with large windows, two separate bedrooms, both with deep closets, and an additional four piece bath, and separate laundry. Escape to your private backyard oasis, where you can host delightful gatherings with friends or indulge in moments of tranquil relaxation amidst the beauty of nature, fully fenced and complete with a fire pit and additional parking out back. Walking distance to Westbrook Mall, and only two blocks away from Westbrook LRT. Prime location! Updates include new flooring, n...

Dining room 8.25 Ft x 6.58 Ft  
Laundry room 4.92 Ft x 2.67 Ft  
Bedroom 9.75 Ft x 9.50 Ft  
Kitchen 9.42 Ft x 8.00 Ft  
Family room 16.50 Ft x 11.42 Ft  
Furnace 10.25 Ft x 2.92 Ft

Living room 1.58 Ft x 12.00 Ft  
Foyer 6.33 Ft x 3.92 Ft  
Bedroom 11.00 Ft x 9.75 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Dining room 13.00 Ft x 6.50 Ft  
Laundry room 4.92 Ft x 2.67 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.calgaryproperties.info/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 10.83 Ft x 9.67 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Kitchen 10.67 Ft x 8.00 Ft

Bedroom 11.25 Ft x 11.00 Ft  
Primary Bedroom 21.25 Ft x 12.00 Ft  
4pc Bathroom .00 Ft x .00 Ft