



## 528 31 Street Calgary Alberta

\$927,500

Updated inner-city lifestyle home situated Minutes away from the river pathway in Parkdale! This perfect inner-city infill offers a beautiful contemporary design! Huge master bedroom with downtown views! Top quality construction and finishes include 9' flat painted ceilings, pot lighting, solid core interior doors and custom built-ins throughout. The open concept on the main floor: Spacious open to above front entry; Beautiful maple hardwood flooring; Convenient front office/ flex room. The chefs dream kitchen with granite, huge island, under cabinet lighting, and plenty of storage with the gorgeous custom cabinets. The stainless-steel appliance package boasts a commercial style gas range and French door fridge; Adjacent formal dining area features a custom built-in cabinet; Open great room is come with a modern fireplace. Extra wide staircase leads you up to the upper, an open bright loft offers many different uses, huge master bedroom w/his & her walk-in closets. Deluxe ensuite w/dual sinks, large tile & glass shower, & unique soaker tub. The 2nd bedroom features 2 big windows and its own PRIVATE BALCONY. Enjoy a beautifully developed basement w/spacious 3rd bedroom, walk-in closet & 4pce bathroom w/marble counter top, Cedar deck & fence (6 ft). Low-maintenance landscaping! Call to view today! (id:6769)

Primary Bedroom 17.25 Ft x 14.83 Ft

Laundry room 3.92 Ft x 5.75 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

Bonus Room 10.92 Ft x 11.50 Ft

Bedroom 13.92 Ft x 11.83 Ft

5pc Bathroom 9.92 Ft x 8.83 Ft

Storage 4.75 Ft x 5.25 Ft

Recreational, Games room 21.08 Ft x 19.33 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 10.75 Ft x 12.92 Ft

Other 6.00 Ft x 7.92 Ft

Living room 13.92 Ft x 11.83 Ft

2pc Bathroom 5.58 Ft x 5.92 Ft

Dining room 18.33 Ft x 10.58 Ft

Other 9.08 Ft x 14.50 Ft

Family room 12.25 Ft x 13.75 Ft

Other 6.00 Ft x 9.92 Ft

Listing Presented By:



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Grand Realty



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