



513 31 Street Calgary Alberta

\$929,000

Discover the perfect balance of nature and city living in this beautiful Parkdale semi-detached, just steps from the Bow River pathways. Offering nearly 1,900 sq.ft. above grade plus a fully finished basement, this 4-bedroom, 3.5-bath home combines thoughtful design with an unbeatable location. The main floor welcomes you with rich hardwood, a gas fireplace, and a chef's kitchen featuring granite counters, a large island, and premium appliances. Upstairs, the primary retreat boasts a spa-inspired ensuite and walk-in closet, joined by two more bedrooms and convenient upper laundry. The lower level adds a spacious family room, additional bedroom, and full bath – ideal for guests, teens, or a home gym. Comfort is built in with central A/C, high-efficiency heating, and plenty of natural light throughout. Relax on the front porch, entertain on the back deck, and enjoy the landscaped yard with a double detached garage. Families will appreciate excellent nearby schools, including Westmount Charter Elementary (Grades 1-4, Gifted Program) located right in Parkdale, and Queen Elizabeth Junior/Senior High (Grades 7-12). All this within walking distance to Foothills & Children's Hospitals, U of C, and minutes to downtown. A rare opportunity to enjoy riverside living in one of Calgary's most desirable communities. (id:6769)

Bedroom 9.92 Ft x 12.67 Ft
Bedroom 9.83 Ft x 12.58 Ft
Laundry room 6.58 Ft x 5.58 Ft
4pc Bathroom 9.33 Ft x 5.00 Ft
5pc Bathroom 9.25 Ft x 11.33 Ft
Family room 18.83 Ft x 28.42 Ft
Bedroom 11.08 Ft x 16.67 Ft
Other 7.75 Ft x 6.67 Ft

4pc Bathroom 7.83 Ft x 5.08 Ft
Living room 13.75 Ft x 18.25 Ft
Dining room 10.33 Ft x 17.17 Ft
Kitchen 16.42 Ft x 13.08 Ft
Breakfast 10.92 Ft x 8.17 Ft
2pc Bathroom 6.00 Ft x 4.75 Ft
Primary Bedroom 14.67 Ft x 18.75 Ft

Listing Presented By:



Originally Listed by:
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