



# 513 31 Street Calgary Alberta

\$899,000

Experience the best of inner-city living with this exceptional Parkdale semi-detached home, ideally located just moments from the Bow River pathway system. With approximately 1,900 sq.ft. above grade and a fully developed basement, this 4-bedroom, 3.5-bath property delivers generous space, smart layout, and a highly sought-after location. The main level showcases warm hardwood flooring, a cozy gas fireplace, and a well-appointed gourmet kitchen with granite countertops, oversized island, and upgraded appliances. Upstairs, the spacious primary suite features a spa-style ensuite and walk-in closet, complemented by two additional bedrooms and the convenience of upper-floor laundry. The finished lower level offers a large recreation area, fourth bedroom, and full bathroom – perfect for visitors, older children, or a fitness space. Added features include central air conditioning, high-efficiency mechanical systems, and abundant natural light. Enjoy outdoor living from the inviting front porch and private rear deck, along with a landscaped yard and double detached garage. Close to respected schools, including Westmount Charter Elementary and Queen Elizabeth Junior/Senior High, plus easy access to Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and downtown. An outstanding opportunity in one of Calgary's premier river-adjacent neighbourhoods. (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:



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