

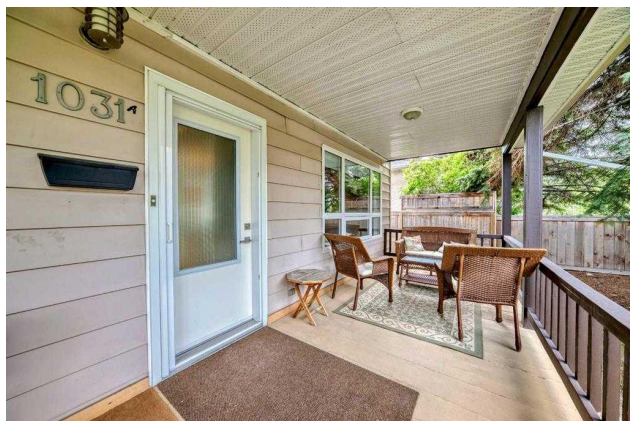


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1031 & 1031A 39 Avenue, Calgary T2K 0E2**

MLS®#: **A2160316**      Area: **Cambrian Heights**      Listing Date: **09/05/24**      List Price: **\$1,050,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Full Duplex**  
 City/Town: **Calgary**  
 Year Built: **1958**  
Lot Information  
 Lot Sz Ar: **5,769 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,752**  
 Low Sqft:  
 Ttl Sqft: **2,752**

DOM

**13**  
Layout  
 Beds: **6 (6 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Reverse Pie Shaped Lot,Many Trees**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Gas Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`4" x 14`11"
Foyer	Main	7`2" x 4`4"
Kitchen	Main	9`5" x 15`10"
Living Room	Main	11`6" x 18`4"
Other	Main	41`1" x 13`4"
4pc Bathroom	Upper	4`11" x 8`4"
Bedroom	Upper	12`0" x 8`5"

Room	Level	Dimensions
Dining Room	Main	9`4" x 14`8"
Foyer	Main	7`1" x 3`11"
Kitchen	Main	8`10" x 15`11"
Living Room	Main	16`3" x 18`1"
3pc Bathroom	Upper	6`8" x 8`3"
Bedroom	Upper	11`10" x 11`9"
Bedroom	Upper	11`10" x 8`5"

**Bedroom**  
**Bedroom - Primary**  
**4pc Bathroom**  
**Game Room**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

15`6" x 9`5"  
 15`7" x 9`6"  
 8`5" x 6`4"  
 15`8" x 24`8"  
 9`8" x 19`1"

**Bedroom - Primary**  
**3pc Bathroom**  
**Game Room**  
**Furnace/Utility Room**

**Upper**  
**Basement**  
**Basement**  
**Basement**

13`9" x 11`10"  
 7`11" x 6`11"  
 15`1" x 24`2"  
 10`1" x 18`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **5971HB**

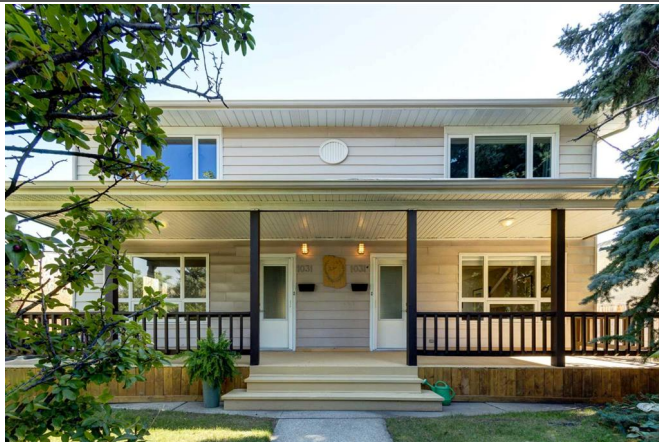
Zoning:  
**R-C2**

Remarks

**Pub Rmks: \*\*OPEN HOUSE - SAT SEPT 14, 2:00-4:00 PM\*\* Welcome to this stunning side-by-side duplex in the picturesque inner city community of Cambrian Heights. Situated within walking distance to schools at all levels, shopping, Confederation Park, and transit, this property also offers easy access to downtown, the University and Foothills hospital. This is your chance to embrace inner-city living, even if affordability has been a challenge—now you can have it all! The duplex features two distinct sides: 1031A, a professionally renovated semi-detached home, and 1031, which is completely upgraded and ready to be rented out. This setup is perfect for multigenerational living or as a smart investment. You can reside in the beautifully renovated 1031A while generating rental income from the upgraded 1031! Step into your new, air conditioned, home through a charming covered veranda, perfect for your morning coffee. The open main floor plan includes a large living area, dining room and high-end kitchen featuring stainless steel appliances, heated floors and thoughtfully designed cupboard and counter space. Classic, modern design is evident in the hardwood floors throughout the main and upper levels, abundant natural light streaming through newer vinyl windows, and custom Hunter Douglas blinds The upper level hosts three generous bedrooms, with ample storage provided by built-in closet organizers, and a luxurious bathroom equipped with a walk-in shower, heated floors, and a Toto toilet. The fully developed basement offers a large laundry and storage area, a spacious rec room, and an additional bathroom. Recent upgrades to 1031 include a new furnace, fresh paint, updated lighting with pot lights in the basement, new flooring in the kitchen, bathrooms, and basement—making it move-in ready for tenants or adaptable for a family member. Outside, the property boasts a double detached garage and beautifully landscaped outdoor spaces, enhancing the appeal of this exceptional inner-city home. Whether you're looking for a place to call home or an investment opportunity, this duplex in Cambrian Heights is a rare find that offers both comfort and versatility**

Inclusions:  
 Property Listed By: **Refrigerator, washer/dryer eXp Realty**

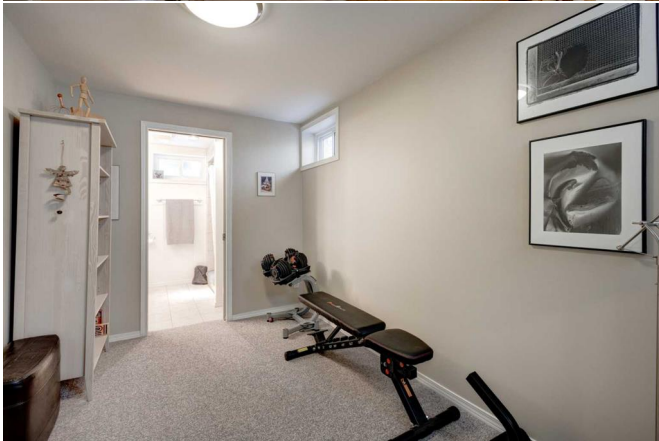
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













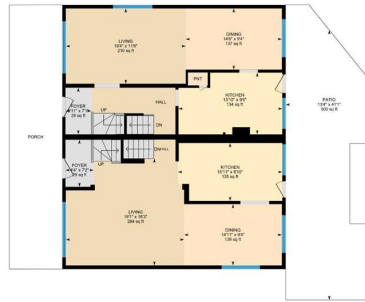






**1031 39 Ave NW, Calgary, AB**

Main Floor Exterior Area 1372.41 sq ft  
Interior Area 1202.58 sq ft



PREPARED: 2024/05/04



White regions are excluded from total floor area in IGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1031 39 Ave NW, Calgary, AB**

2nd Floor Exterior Area 1378.75 sq ft  
Interior Area 1200.18 sq ft



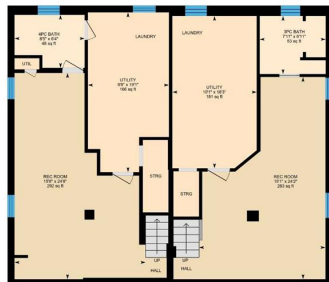
PREPARED: 2024/05/04



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**1031 39 Ave NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1031.23 sq ft  
Interior Area 1173.52 sq ft



PREPARED: 2024/05/04



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