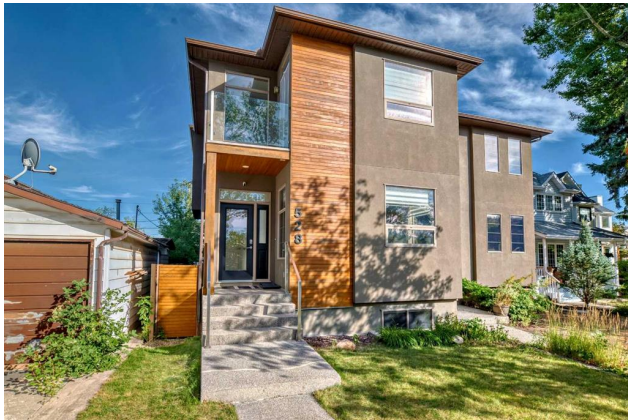


528 31 Street, Calgary t2n 2v5

MLS®#: **A2163450** Area: **Parkdale** Listing Date: **09/05/24** List Price: **\$927,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **3,261 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Private**
 Park Feat: **Double Garage Detached**

DOM

65
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,Lighting,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 7`11"	Living Room	Main	13`11" x 11`10"
2pc Bathroom	Main	5`7" x 5`11"	Dining Room	Main	18`4" x 10`7"
Kitchen With Eating Area	Main	9`1" x 14`6"	Family Room	Main	12`3" x 13`9"
Mud Room	Main	6`0" x 9`11"	Bedroom - Primary	Second	17`3" x 14`10"
Laundry	Second	3`11" x 5`9"	4pc Bathroom	Second	4`11" x 8`10"
Bonus Room	Second	10`11" x 11`6"	Bedroom	Second	13`11" x 11`10"
Storage	Basement	4`9" x 5`3"	Game Room	Basement	21`1" x 19`4"

4pc Bathroom
5pc Ensuite bath

Basement
Second

8`3" x 4`11"
9`11" x 8`10"

Bedroom

Basement

10`9" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-c2

8321AF

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **Grand Realty**

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

