

# **\$969,000 - 515 31 Street Nw, Calgary**

MLS® #A2241072

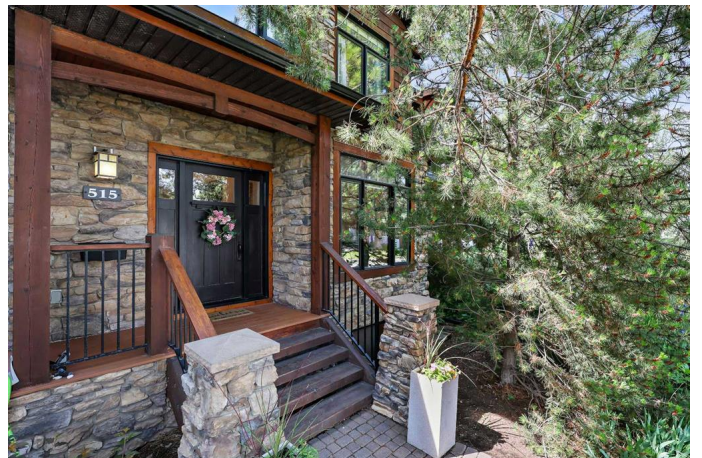
**\$969,000**

4 Bedroom, 4.00 Bathroom, 2,102 sqft

Residential on 0.08 Acres

Parkdale, Calgary, Alberta

Welcome to this Wonderful Home in the Great Neighborhood of Parkdale. Beautiful Landscaping in the Front and Back yard. Over 3100 sq ft of Living Space in this Fully Developed Home!! As soon as you enter this Home you are Greeted by gleaming Hardwood floors, a spacious Entrance and High Ceilings. This Chef's Delight Kitchen has a Viking 6 Burner Gas Stove, Black Leathered Finish Granite Counters, Large Island, Lots of Cabinets & Drawers, Butler's Pantry with Wet Bar & Beverage Cooler leading to the Room that has French Doors that could be used as Dining Room or Office! Other Side of the Kitchen is a Fantastic Mudroom! Living Room with Cozy Fireplace & Built-ins with Patio Doors opening onto the West Back Yard Oasis. On the Upper Level you will find a Magnificent Master Bedroom with Double Sided Fireplace and Great Walk-in Closet; An Ensuite with Large Soaker Tub, Huge Shower, 2 Sinks and Heated Floors; Two more Roomy Bedrooms, Full Bathroom and a Laundry room with lots of Cabinets & a Laundry Sink. All Bathrooms in the Home have Black Leathered Finish Granite Counters. The Fully Developed Lower Level has In-Floor Heat, Large Rec Room, Spacious 4th Bedroom and Full Bath with Oversized Shower. This is a Fantastic Family Home in a Great location Mere Steps away from the Bow River, Walking/Biking Pathways, Transit, Schools, Parks, Playgrounds, Shopping, Coffee & Ice Cream Shops, Restaurants and so much



more...

Built in 2008

### Essential Information

MLS® #	A2241072
Price	\$969,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	515 31 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2V6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.