

\$1,000,000 - 904 31 Avenue Nw, Calgary

MLS® #A2087126

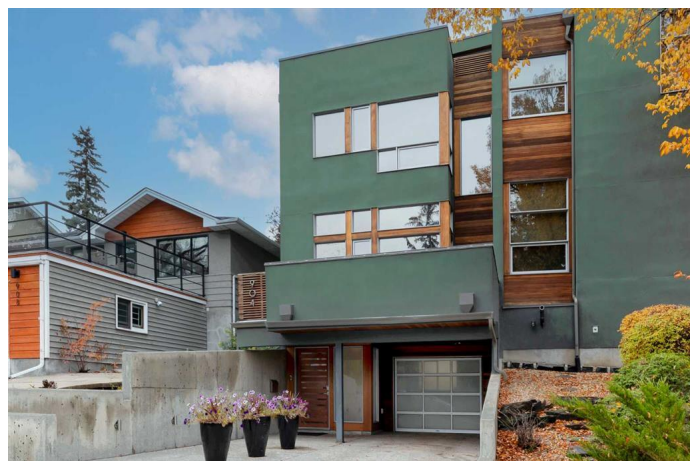
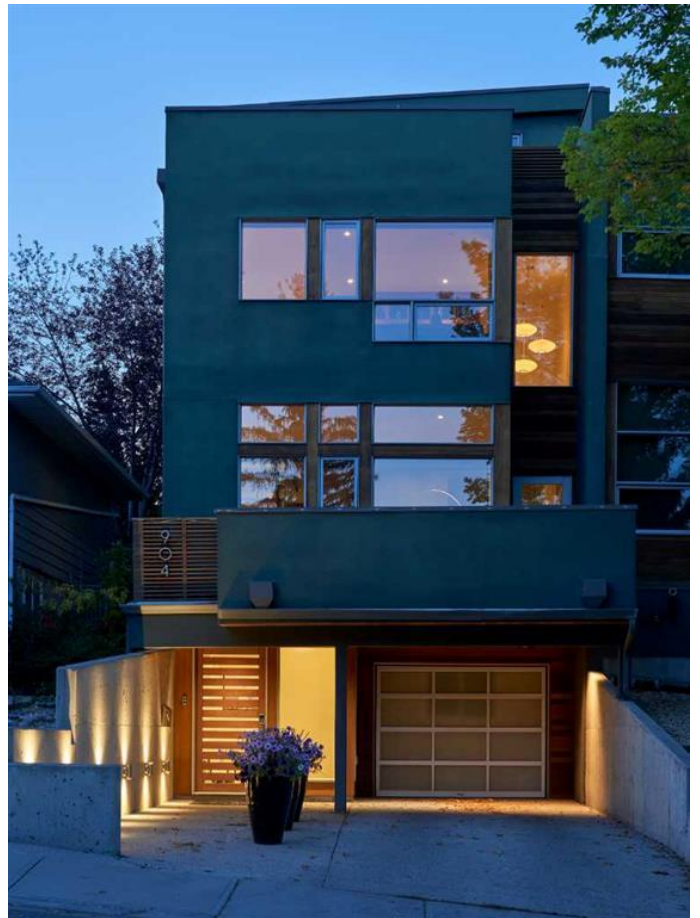
\$1,000,000

3 Bedroom, 4.00 Bathroom, 2,129 sqft

Residential on 0.06 Acres

Cambrian Heights, Calgary, Alberta

Embrace West Coast modern urban living in this stunning 3-bedroom home situated in the peaceful Cambrian Heights neighborhood, overlooking the picturesque Confederation Park. This residence features abundant natural light, a spacious layout, and awe-inspiring downtown skyline views, epitomizing a blend of elegance, practicality, and an unbeatable location. Upon entry into the reverse walkout, you'll encounter ample natural light, a roomy foyer, a convenient powder room, and a flexible office / gym / hobby space that can be easily transformed back into an attached garage. The main level unveils a chef's dream kitchen with a massive island, white quartz countertops, white hi-gloss cabinets, and top-notch Bosch appliances. The expansive stainless steel raised eating bar creates an ideal space for relaxed dining and entertaining. The two-sided fireplace adds a cozy touch to the expansive living and dining areas, which open to a south-facing deck featuring a gas hookup for outdoor meals. Take the open-riser staircase with glass side walls up to the second floor and discover two generously sized bedrooms, a well-appointed bathroom, laundry room, and a family room that serves as an ideal space for gatherings, relaxation, or a home office. Ascend to the third floor, where the master bedroom awaits, complete with a private south-facing balcony allowing you to bask in the sun's rays or enjoy a nightcap while gazing at the stars and downtown skyline. The spa-like ensuite



includes a jetted tub, a separate shower, and dual vanities for a tranquil retreat. This residence offers notable features, such as extensive custom millwork, wired ethernet throughout, California Closets, security cameras, high-end plumbing fixtures, a medical-grade air cleaner, and heated flooring in the basement and office, excluding mechanical room. A concrete rear courtyard with a gas hookup enhances the outdoor living experience. Parking is effortless with a detached garage and a covered carport. This home is located next to Confederation Park, complete with playground, walking/bike paths, duck pond, tennis & pickleball courts, playing fields and cross-country skiing. Off-leash dog park is located one block away. Boasting a sleek design and thoughtful spaces, this home offers a unique and unparalleled living experience. Don't miss the opportunity to make this meticulously designed property your forever home. Contact us today to arrange a viewing and immerse yourself in luxury within an urban setting

Built in 2007

Essential Information

MLS® #	A2087126
Price	\$1,000,000
Sold Price	\$999,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,129
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side

Status Sold

Community Information

Address 904 31 Avenue Nw
Subdivision Cambrian Heights
City Calgary
County Calgary
Province Alberta
Postal Code T2K 0A5



Amenities

Parking Spaces 3
Parking Carport, Single Garage Attached, Single Garage Detached

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Walk-Out

Exterior

Exterior Features Courtyard, Other
Lot Description Low Maintenance Landscape, Rectangular Lot
Roof Membrane
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 14th, 2023
Date Sold November 3rd, 2023
Days on Market 20
Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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