

\$770,000 - 924 31 Avenue Nw, Calgary

MLS® #A2112413

\$770,000

5 Bedroom, 2.00 Bathroom, 1,356 sqft
Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

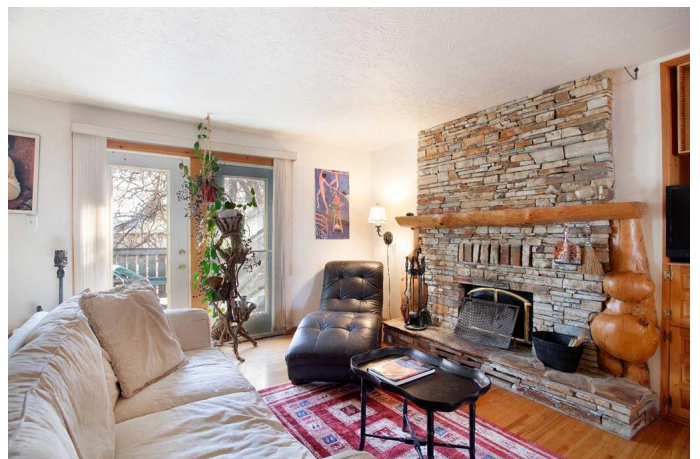
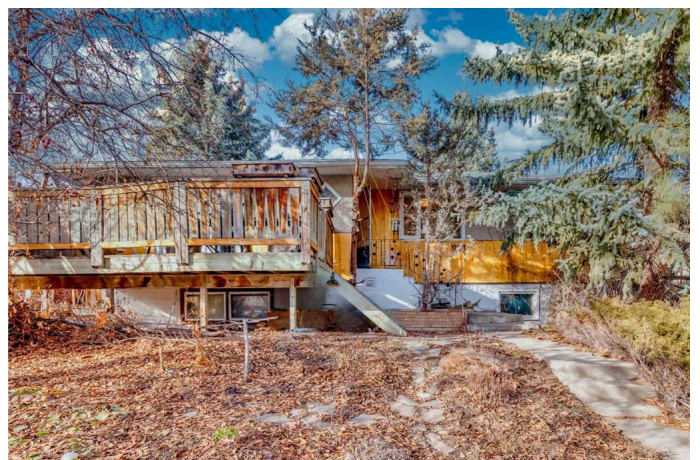
Welcome to your new home in Cambrian Heights! This charming 5-bedroom bungalow with over 2400 sq ft of living space, sitting on a large lot of over 6100 sq ft, offers central living in a serene atmosphere. Quiet, tree-lined streets define the neighborhood, creating a peaceful atmosphere that attracts families and individuals alike. The proximity to downtown, SAIT, and the University of Calgary adds to its allure, making it an ideal location for renters and students.

Upon entering, you'll be greeted by the warmth and character of this home. The bright and spacious living room sets the tone with its crackling wood-burning fireplace, perfect for cozy evenings with loved ones. Step outside onto the large south-facing front deck surrounded by mature trees, creating a perfect retreat to enjoy the outdoors and soak up the sun.

The solid oak kitchen awaits with its generous space and functionality, accompanied by a convenient mudroom providing direct access to the back deck featuring a relaxing hot tub. Upstairs, three bedrooms offer ample accommodation, including the main bedroom with direct access to the backyard.

The basement boasts a large illegal suite with 2 bedrooms, a spacious living room, and a cozy kitchen, all illuminated by large windows. A separate side entrance with a pathway leading to the front of the house ensures convenience and privacy.

Additionally, there's a detached double-car



garage at the back and extra parking available in the driveway in front of the house.

This home is conveniently located steps away from Confederation Park and a short walking distance to Nose Hill Park, offering abundant outdoor recreational opportunities. Shopping, restaurants, and several schools, from kindergarten to post-secondary are close at hand as well. Tennis courts located just across the street are a perfect spot for staying active and enjoying the community atmosphere. Don't miss out on the chance to own this delightful bungalow, offering a harmonious blend of comfort, convenience, and character in one of the most sought-after locations in Calgary. Welcome home!

Built in 1956

Essential Information

MLS® #	A2112413
Price	\$770,000
Sold Price	\$751,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	924 31 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2K 0A5

Amenities

Parking Spaces 3

Parking Additional Parking, Double Garage Detached, Driveway, Garage Faces Rear, Parking Pad

Interior

Interior Features See Remarks, Soaking Tub

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed March 21st, 2024

Date Sold April 13th, 2024

Days on Market 23

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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