

\$869,900 - 1703 31 Street Sw, Calgary

MLS® #A2137588

\$869,900

5 Bedroom, 3.00 Bathroom, 1,472 sqft
Residential on 0.14 Acres

Shaganappi, Calgary, Alberta

Immerse yourself in a fusion of scenic beauty and urban convenience with this remarkable inner city residence nestled in the family-oriented community of Shaganappi. This beautiful bungalow is in impeccable shape and has undergone thoughtful renovations over the years, offering the perfect retreat for those who cherish nature without straying far from the city. Situated on a 50 x 120 R-CG west backing lot, this home boasts a front yard adorned with mature trees and a quaint garden space. Upon entering the foyer you are led into a big and bright living area carefully curated for gathering around the fireplace. Onward into the spacious kitchen is a 9 foot island, quartz countertops, stainless steel appliances, white tile backsplash, along with endless cabinetry and counter space. The adjoining dining area includes a cozy window nook overlooking the huge private yard. Refinished original hardwood throughout the main floor coupled with upgrades to the tile and paint provide a perfect balance between historic charm and modern comfort. There are three bedrooms and two bathrooms on this level, including a huge primary bursting with natural light from two large windows, and a private ensuite with a jetted tub and barn door feature. Down in the basement are two additional bedrooms, an updated full bathroom, laundry, newer carpeting, and a spectacular wood-burning stove in the family room for those long winter nights. Outside, the fully landscaped large west backing yard is the



perfect sanctuary to sit out and enjoy the sunshine - with raised brick planters, a stone patio, mature trees and quick access to a double detached garage. Ideally located with proximity to shopping along 17 Ave SW, the Killarney Recreation Centre, Transit, Schools, Shaganappi Golf Course, and easy access out of town for a quick mountain getaway. Mere minutes away from the Downtown Core, yet impressively private in a friendly and quiet neighbourhood. Your inner city oasis awaits.

Built in 1951

Essential Information

MLS® #	A2137588
Price	\$869,900
Sold Price	\$845,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1703 31 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	August 7th, 2024
Days on Market	65
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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