

513 31 Street NW  
Calgary, Alberta

MLS # A2286306



## \$899,000

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, See Remarks		

**Inclusions:** N/A

Experience the best of inner-city living with this exceptional Parkdale semi-detached home, ideally located just moments from the Bow River pathway system. With approximately 1,900 sq.ft. above grade and a fully developed basement, this 4-bedroom, 3.5-bath property delivers generous space, smart layout, and a highly sought-after location. The main level showcases warm hardwood flooring, a cozy gas fireplace, and a well-appointed gourmet kitchen with granite countertops, oversized island, and upgraded appliances. Upstairs, the spacious primary suite features a spa-style ensuite and walk-in closet, complemented by two additional bedrooms and the convenience of upper-floor laundry. The finished lower level offers a large recreation area, fourth bedroom, and full bathroom — perfect for visitors, older children, or a fitness space. Added features include central air conditioning, high-efficiency mechanical systems, and abundant natural light. Enjoy outdoor living from the inviting front porch and private rear deck, along with a landscaped yard and double detached garage. Close to respected schools, including Westmount Charter Elementary and Queen Elizabeth Junior/Senior High, plus easy access to Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and downtown. An outstanding opportunity in one of Calgary's premier river-adjacent neighbourhoods.