

# \$938,000 - 528 31 Street Nw, Calgary

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MLS® #A2264187

**\$938,000**

3 Bedroom, 4.00 Bathroom, 2,022 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

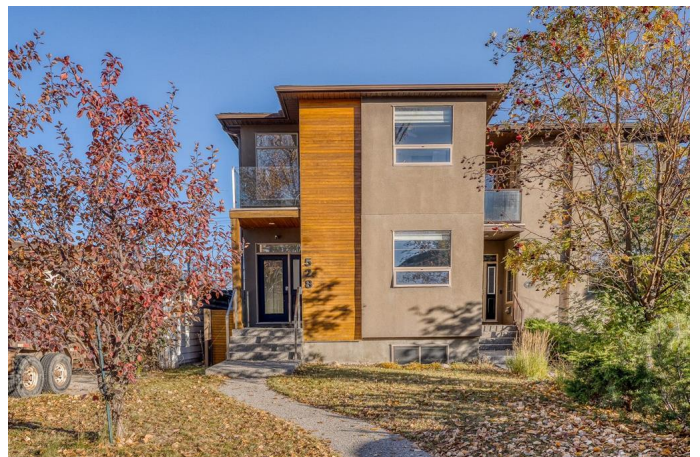
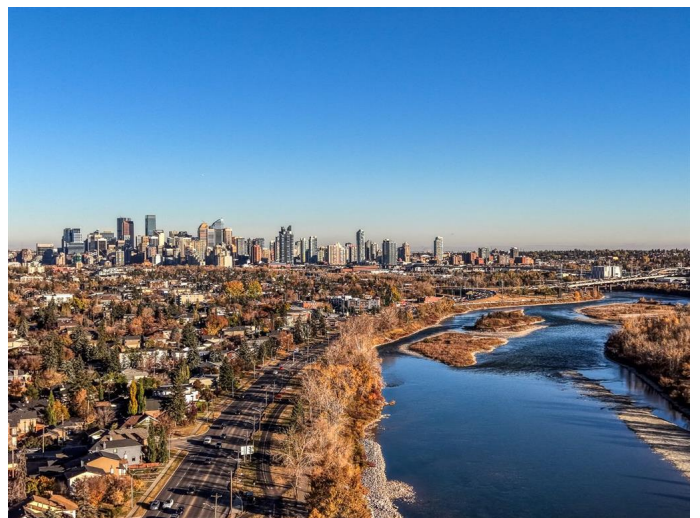
Welcome to your beautiful inner-city home, perfectly positioned just minutes from the river pathways in sought-after Parkdale. This contemporary infill blends timeless design with everyday comfort — ideal for professionals, families, or anyone who loves the energy of city living.

Step inside to a bright, open layout featuring 9'™ flat ceilings, pot lighting, solid core doors, and custom built-ins throughout. The main floor offers a welcoming open-to-above entry, a front office or flex space, and rich maple hardwood flooring that flows seamlessly into the heart of the home.

The chef's™ kitchen is a true showstopper — complete with granite countertops, an oversized island, under-cabinet lighting, and gorgeous custom cabinetry. A premium stainless steel appliance package includes a commercial-style gas range and French door fridge. The formal dining area features a custom built-in buffet, while the open-concept great room centers around a sleek modern fireplace — perfect for entertaining or cozy evenings in.

Upstairs, the extra-wide staircase leads to a bright loft area and a stunning primary retreat with two walk-in closets and downtown skyline views. The spa-inspired ensuite boasts dual vanities, a large glass shower, and a unique soaker tub for the ultimate relaxation. The second bedroom offers plenty of natural light and its own private balcony.

The fully finished lower level is designed for



comfort and function, featuring a spacious third bedroom, a walk-in closet, and a full bathroom with marble counters. Outside, enjoy low-maintenance landscaping, a 6-foot cedar fence, and a private deck space perfect for summer evenings.

Experience the best of inner-city living in one of Calgary’s most desirable communities – steps from parks, pathways, and everything you love about the urban lifestyle.

Built in 2005

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264187               |
| Price          | \$938,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,022                  |
| Acres          | 0.07                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 528 31 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2V5          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Balcony, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Private

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 28th, 2025

Days on Market 3

Zoning R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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