

\$929,000 - 513 31 Street Nw, Calgary

MLS® #A2265510

\$929,000

4 Bedroom, 4.00 Bathroom, 1,899 sqft

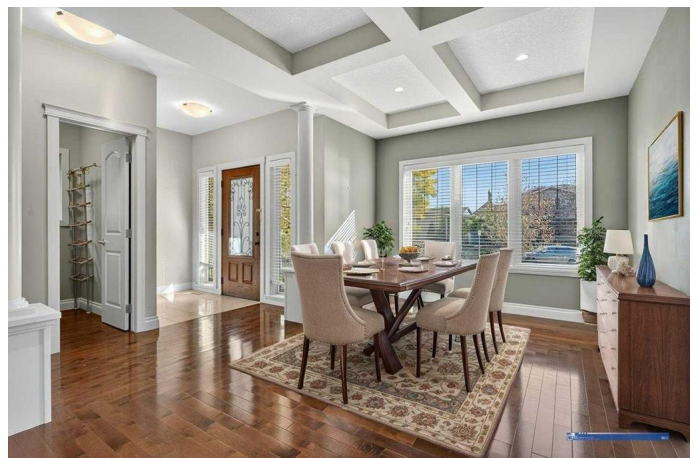
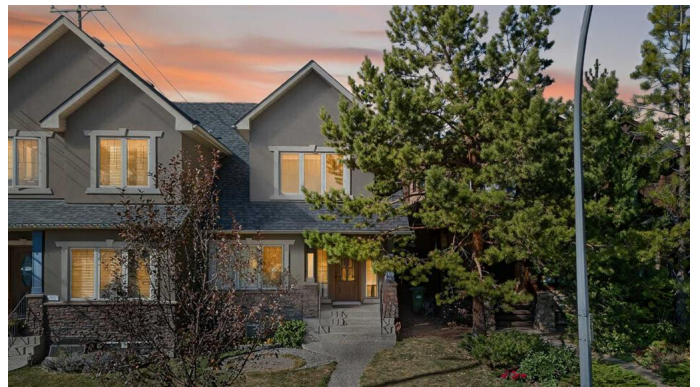
Residential on 0.08 Acres

Parkdale, Calgary, Alberta

Discover the perfect balance of nature and city living in this beautiful Parkdale semi-detached, just steps from the Bow River pathways.

Offering nearly 1,900 sq.ft. above grade plus a fully finished basement, this 4-bedroom, 3.5-bath home combines thoughtful design with an unbeatable location. The main floor welcomes you with rich hardwood, a gas fireplace, and a chef's kitchen featuring granite counters, a large island, and premium appliances. Upstairs, the primary retreat boasts a spa-inspired ensuite and walk-in closet, joined by two more bedrooms and convenient upper laundry. The lower level adds a spacious family room, additional bedroom, and full bath — ideal for guests, teens, or a home gym. Comfort is built in with central A/C, high-efficiency heating, and plenty of natural light throughout. Relax on the front porch, entertain on the back deck, and enjoy the landscaped yard with a double detached garage. Families will appreciate excellent nearby schools, including Westmount Charter Elementary (Grades 1–4, Gifted Program) located right in Parkdale, and Queen Elizabeth Junior/Senior High (Grades 7–12). All this within walking distance to Foothills & Children's Hospitals, U of C, and minutes to downtown. A rare opportunity to enjoy riverside living in one of Calgary's most desirable communities.

Built in 2006



Essential Information

MLS® #	A2265510
Price	\$929,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,899
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	513 31 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2V6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Cooktop
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks,
Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.