

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

MLS® #A2265510

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4 Bedroom, 4.00 Bathroom, 1,899 sqft

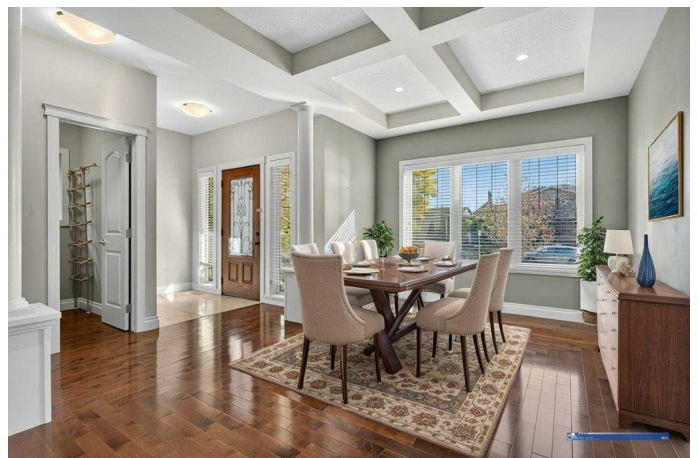
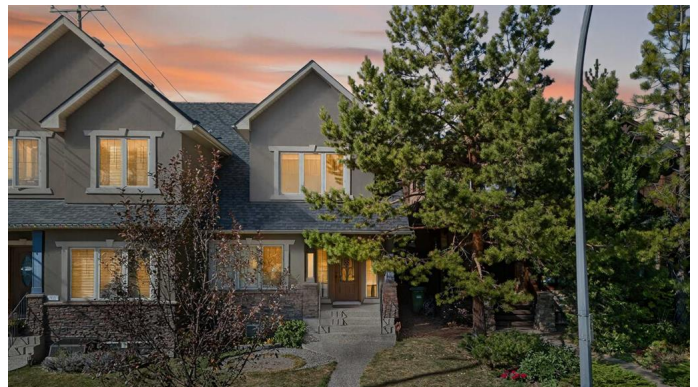
Residential on 0.08 Acres

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, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
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, Fruit Trees/Shrub(s),
 Landscaped, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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