

\$849,900 - 920 31 Avenue Nw, Calgary

MLS® #A2227680

\$849,900

4 Bedroom, 2.00 Bathroom, 1,867 sqft

Residential on 0.09 Acres

Cambrian Heights, Calgary, Alberta

You won't want to miss this beautifully updated 4-level split home with over 2500 square feet of developed space, perfectly situated on a peaceful, tree-lined street just steps from Confederation Park. From the moment you step inside, vaulted ceilings and luxury vinyl plank floors create a bright, welcoming space. The custom kitchen is a chef's dream with plenty of storage, stainless steel appliances, a gas stove, and a solar-powered Velux skylight (2021) that fills the room with natural light. Upstairs, you'll find three comfortable bedrooms and a stylish, updated bathroom with dual sinks. The lower level features a bonus room with a modern bathroom, laundry facilities, and a versatile fourth bedroom or office. The finished basement includes a spacious family room with Regency gas fireplace insert (installed in 2021), along with storage and utility space, providing plenty of room to relax or entertain. Outside, enjoy a covered living area, low maintenance turf, double gas hookups for your BBQ and fire table, plus a detached garage with a new Steel-Craft automatic door (2022). With major upgrades like Carrier A/C (2022), a Rheem hot water tank (2020), custom storage solutions including a back door mud closet (2025) and master closet (2020), Hunter Douglas window treatments (shutters 2020, duo cell blinds 2025), a replaced living room window frame with new screens (2025), and a durable metal/asphalt roof. Schedule your visit today and see for yourself why this Cambrian



Heights gem won't last long!

Built in 1969

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2227680 |
| Price | \$849,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,867 |
| Acres | 0.09 |
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 920 31 Avenue Nw |
| Subdivision | Cambrian Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 0A5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Skylight(s), Vaulted Ceiling(s), Beamed Ceilings |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|----------------|
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Barbecue |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Metal |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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