

\$1,395,000 - 1013 31 Avenue Nw, Calgary

MLS® #A2266450

\$1,395,000

4 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.12 Acres

Cambrian Heights, Calgary, Alberta

Welcome to 1013 31 Avenue NW, a rare newly renovated 1,800 sq. ft. bungalow perfectly positioned in the heart of Cambrian Heights. One of Calgary's most sought-after inner-city communities. Just steps from Confederation Park, this home offers the ideal balance of inner-city convenience and quiet, tree-lined living. From the moment you arrive, the curb appeal is undeniable. A covered composite front porch and a brand-new exterior finished in a timeless combination of board & batten and stucco set the tone for the craftsmanship found throughout. The property also includes a newly built oversized double garage with alley access. Step inside this modern farmhouse bungalow to discover a bright, open floor plan with 9-foot ceilings at the entry, creating an immediate sense of space. The living room features a gas fireplace with custom built-ins, flowing seamlessly into the chef's kitchen, complete with custom cabinetry, new KitchenAid built-in appliances, and a 10-foot waterfall island. Adjacent to the kitchen is a walk-in pantry, and beyond that, a spacious dining area with a custom bar that opens through 8-foot sliding doors to a south-facing backyard and large entertaining deck. The main floor also includes a beautifully designed main bathroom, a second bedroom that can double as an office, and a mudroom with built-in storage leading to the rear deck and garage. The primary suite is a true retreat - featuring 9-foot ceilings, a large walk-in closet with custom wardrobe cabinetry, and a



resort-inspired ensuite with double vanity, heated floors, and a custom rainfall shower. The fully developed lower level continues to impress with a massive rec room with a bar, a beautifully designed laundry room, two additional bedrooms, and a spa like bathroom with a large shower and heated floors. This home has been completely renovated inside and out. Including new electrical, plumbing, HVAC, furnace, and central air conditioning, offering the peace of mind of a brand-new home in a highly established and desirable location.

Built in 1958

Essential Information

MLS® #	A2266450
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,804
Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1013 31 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K0A8

Amenities

Parking Spaces	2
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Parking	Double Garage Detached, Garage Door Opener, Oversized
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Range, Washer/Dryer, Built-In Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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