

**926 31 Avenue NW
Calgary, Alberta**

MLS # A2251649



\$649,900

Division:	Cambrian Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,171 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Front Drive, Parking Pad, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance		

Inclusions: Storage Shed, Refrigerator (basement), Stove - Electric (Basement), Built-In Murphy Bed and Cabinetry, Freezer (Pantry), Storage Shed

Welcome to a rare opportunity in the heart of Cambrian Heights—a bilevel walkout half duplex that blends modern updates, versatility, and a lifestyle connected to one of Calgary’s most beloved parks. The main level showcases a bright, open design. The spacious, functional kitchen offers plenty of counter space and overlooks the living area, allowing you to prepare meals while staying connected with family or guests, and it flows seamlessly into a massive dining space ideal for entertaining. Anchoring the living room is a striking wood and gas fireplace—perfect for gathering on cozy fall and winter evenings. From here, French doors open to a raised, private south-facing balcony, a serene perch overlooking a quiet, tree-lined street with views toward Confederation Park. The gazebo with pull-down shades is perfect for morning coffee or evening gatherings. A newly renovated 4-piece bath is a standout, with a sage green vanity, white stone countertop, and gleaming tiled shower/tub. A fantastic walk-in pantry with custom shelving and a stand-up freezer is an unexpected delight, and with laundry rough-ins in place, it could easily be converted back to main-level laundry. The rare three-bedroom bilevel layout offers a massive king-sized primary suite and two additional generously sized bedrooms, each with large windows overlooking the beautiful yard. On the lower level, a self-contained illegal suite includes a spacious kitchen with ample counters, along with an expansive living area perfect for movie nights, games, or guests. A built-in Murphy bed with shelving adds flexibility and could easily convert the space into a fifth bedroom if desired. A generous 3-piece bath with walk-in shower and a laundry/utility room complete this level. The lower walkout level with another separate entrance offers exceptional versatility, and newer sunshine lookout

windows flood the space with natural light. The converted garage with a bedroom extends possibilities for a workshop, home office, or additional living space for the upstairs or illegal suite area. This property also boasts no carpet throughout, newer windows, and a new furnace (2025). Step outside and discover the lifestyle this home is truly about. The massive 48 x 104 ft lot rivals the size of most detached homes and is a rare gem—fully fenced, mature, and private—complete with a newer custom shed and still plenty of room to add an oversized garage with alley access. And the location? It doesn't get more ideal—just steps to tennis courts, an off-leash dog park, baseball diamonds, and Confederation Park's endless pathways. In summer, bike, stroll, or gather for barbecues and picnics. In winter, enjoy cross-country skiing and snowshoeing right at your doorstep. With excellent schools for all grades (including Public, Catholic, Mandarin, & French immersion options), community centres, quick transit, and nearby amenities, every day here offers something special. Where a city lifestyle and nature meet!