

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

MLS® #A2265510

**\$929,000**

4 Bedroom, 4.00 Bathroom, 1,899 sqft

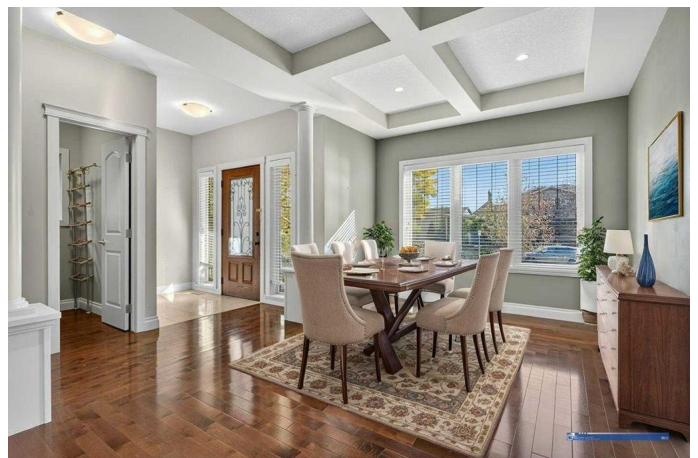
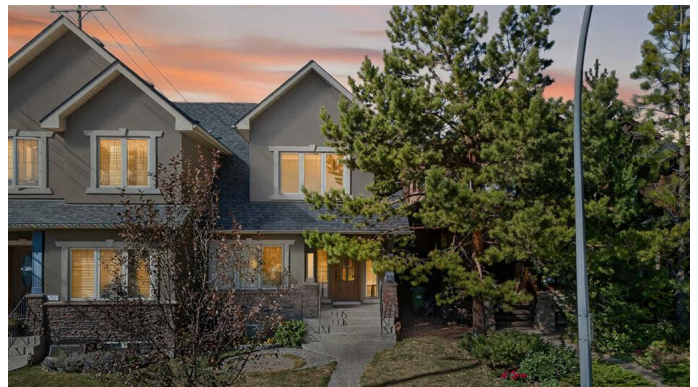
Residential on 0.08 Acres

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, 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        9

Zoning                   R-CG

**Listing Details**

Listing Office           Royal LePage Benchmark

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