

920 31 Avenue NW
Calgary, Alberta

MLS # A2227680



\$849,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,867 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	Metal
Basement:	Finished, Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Beamed Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

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!