

\$649,900 - 926 31 Avenue Nw, Calgary

MLS® #A2251649

\$649,900

4 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.11 Acres

Cambrian Heights, Calgary, Alberta

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!

Built in 1974

Essential Information

MLS® #	A2251649
Price	\$649,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.11
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	926 31 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0A5

Amenities

Parking Spaces	1
Parking	Alley Access, Concrete Driveway, Front Drive, Paved, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.