



\$ 1,674,900.00

907 31 AVENUE NW CALGARY

<https://paulbrinton.com>

This elegant 2850 sq ft home designed with purposeful and inspired spaces steps from Confederation Park is perfectly balanced with an inviting, warm interior. First sight is the beautiful exterior with stone and hardy board, and low maintenance landscaping with front courtyard. A grand foyer with Carrara porcelain tile welcomes...

- 5 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1134657

Type: Detached

Bedrooms: 5

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 20:00:26

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 09/09/21

Two Piece Bath: 1

Lot size: 5156 sq ft

Year built: 2018

Parking: Double Garage Attached, Garage Door Opener, Heated Driveway, Heated Garage, Insulated, Oversized

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Family Room, Gas, Mantle, Masonry, Raised Hearth, Stone

Exterior Features: Private Yard, Storage

District: CAL Zone CC

Interior Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar

Total Parking: 2

Flooring: Hardwood, Tile

Community Features: Golf, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Lot Features: Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, Views



Roof Type: Asphalt Shingle

Heating Type: Boiler,In
Floor,Fireplace(s),Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Main
Level, Multiple Locations, Upper Level

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: \$ 596.46

Title Land: Fee Simple

Photo Count: 50

Rooms Above Grade: 11

Construction Materials: Composite
Siding,Silent Floor Joists,Stone,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 15.20M 49`10"

Appliances: Bar Fridge,Built-In
Refrigerator,Dishwasher,Double
Oven,Dryer,Garage Control(s),Garburator,Gas
Cooktop,Microwave,Range
Hood,Washer,Washer/Dryer,Window
Coverings,Wine Refrigerator

Living Area SF: 2850.00

Subdivision Name: Cambrian Heights

Structure Type: House

Lot Size Acres: 0.12

Restrictions: Encroachment

