

**920 31 Avenue NW**  
**Calgary, Alberta**

**MLS # A2227680**



**\$849,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**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!