

# \$1,049,000 - 139 31 Avenue Ne, Calgary

MLS® #A2226113

**\$1,049,000**

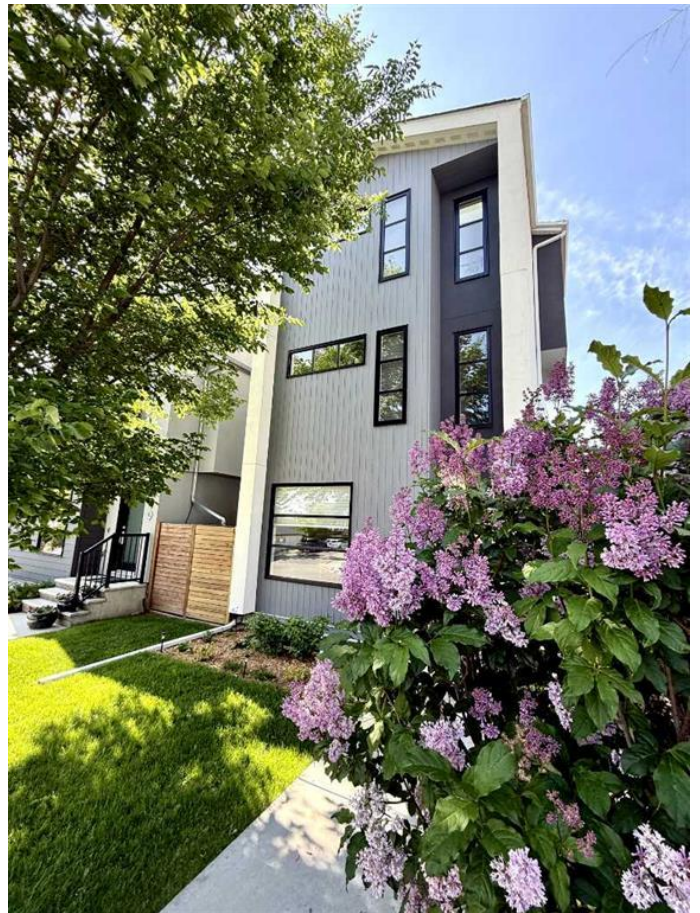
5 Bedroom, 4.00 Bathroom, 2,496 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Thoughtfully crafted for both connection and retreat, this Nordic inspired home blends clean design, natural materials, and smart sustainability in one of Calgary's most vibrant inner-city communities.

A striking modern exterior hints at the refined living within, framed by lush landscaping and a smart irrigation system that keeps things green with minimal effort. A covered patio with a power retractable awning invites sunny mornings and relaxed evenings, while the insulated double garage—finished with epoxy floors and custom organizing panels—delivers both style and practicality.

Step inside to a soaring two-story foyer, where sunlight dances through the custom open-riser wooden staircase, anchoring the home's refined design. The main floor is built for entertaining and ease, featuring soaring ceilings, a sleek gas fireplace, a calming dining area, and a chef's kitchen with dual oversized islands, quartz countertops, modern cabinetry with solid wood drawers, and premium stainless-steel appliances. The bright, airy living room opens directly to a south-facing patio, creating a seamless indoor



outdoor flow.

From the main floor, ascend to the second level, where youâ€™ll find two spacious bedrooms sharing a beautifully appointed bathroom, an open gallery with a work-from-home office, and a convenient laundry room tucked seamlessly into the layout.

Downstairs, the fully developed basement offers flexibility and privacy, complete with a fully equipped home gym and a private bedroom with its own ensuiteâ€”perfect for guests, teens, or extended family.

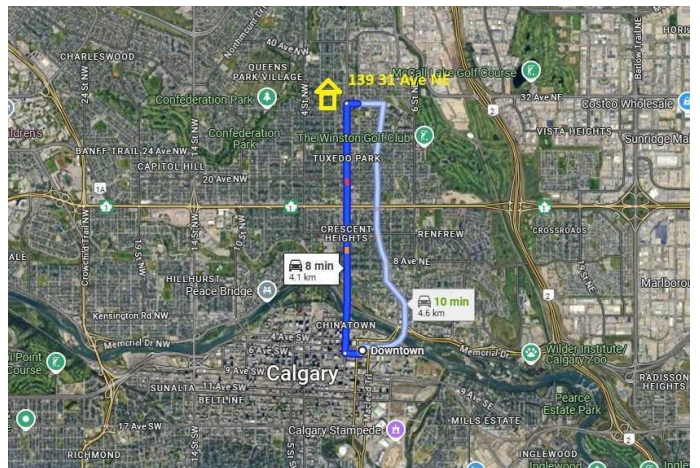
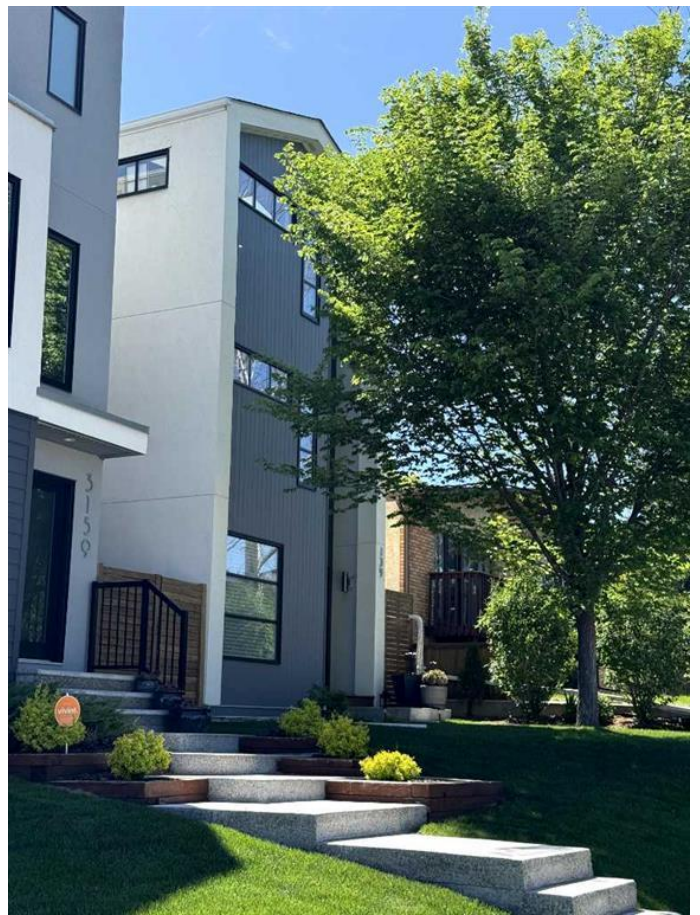
The pinnacle of the home is the third-floor master retreatâ€”a serene sanctuary featuring a spa-inspired ensuite, tranquil design details, and lovely views of Calgaryâ€™s downtown skyline. Just steps away, an additional bedroom offers the perfect nursery or toddler room, keeping your little one close in this elevated personal haven.

Ideal for young professionals, this home offers the best of both worldsâ€”minutes from downtown, with easy access to parks, pathways, and the highway to the mountains. Top-rated schools are also nearby, making this not just a home, but a long-term lifestyle investment.

A rare blend of Nordic design, wellness-minded living, and mountain-bound freedomâ€”this is inner-city elegance, redefined

Built in 2014

## Essential Information



MLS® #	A2226113
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,496
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	139 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wired for Sound, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, In Floor, In Floor Roughed-In, Natural Gas
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Awning(s), Balcony, BBQ gas line, Private Yard

Lot Description Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 143

Zoning R-CG

## Listing Details

Listing Office CIR Realty

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