

\$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

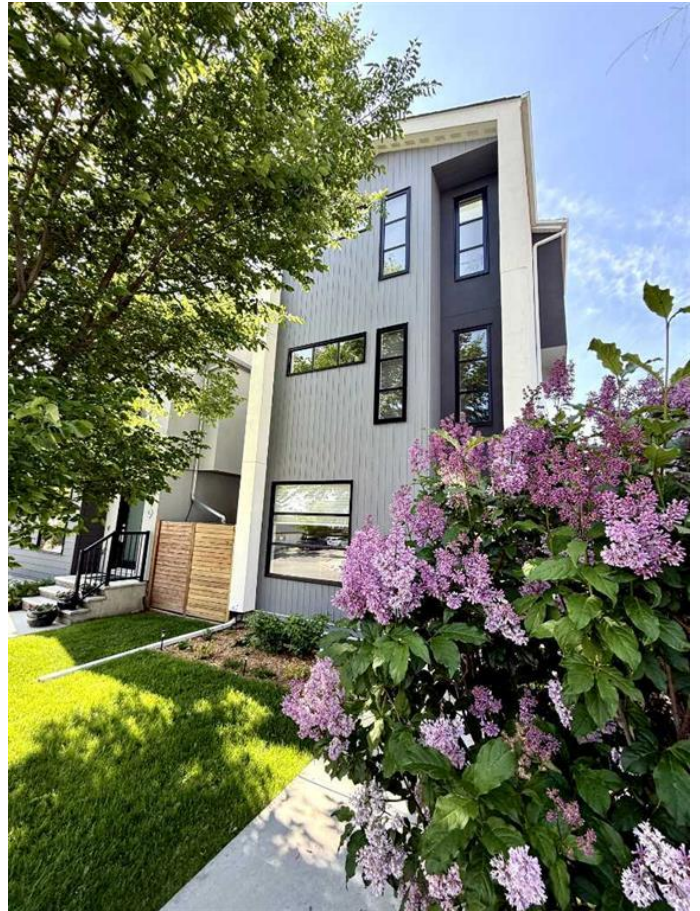
Tuxedo Park, Calgary, Alberta

****OPEN HOUSE, SAT, SEP 20 / 1:00 PM -**

4:00 PM** 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's 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.

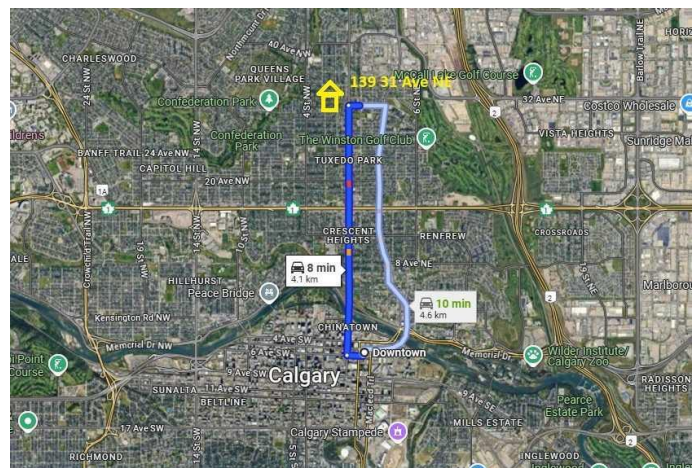
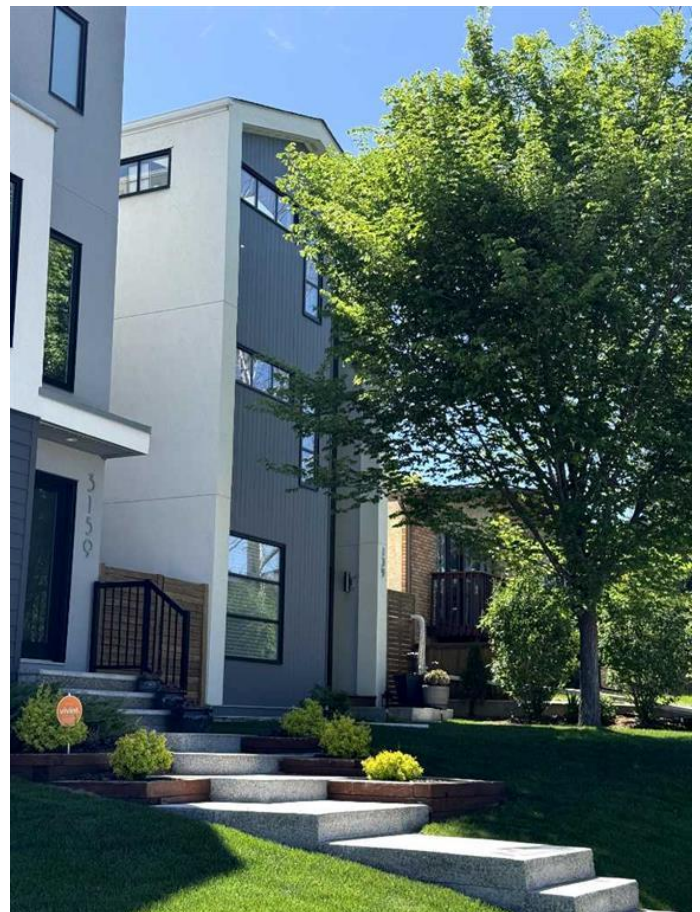
From the main floor, ascend to the second level, where youâ€™ll find two spacious bedrooms sharing a beautifully appointed bathroom, an open gallery with a work-from-home office, and a convenient laundry room tucked seamlessly into the layout.

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	Kitchen Island, Open Floorplan, Pantry, Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Washer, Window Coverings, Built-In Oven, Dryer, Electric Cooktop, Microwave, Range Hood
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, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	110
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.