



**GRASSROOTS**  
REALTY GROUP

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23 31 Avenue SW  
Calgary, Alberta

MLS # A2314280



**\$1,100,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Street		

<b>Heating:</b>	High Efficiency, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** Upper level: Gas Stove, Refrigerator with Freezer, Gas Stove, Washer & Dryer (Stackable), Dishwasher, Beverage Cooler. Over the Range Microwave Hood Fan Lower level: Gas Stove, Refrigerator with Icemaker, Washer & Dryer (Stackable), Dishwasher, Over the Range Microwave, Hood Fan. All Window Covering and Light fixtures, Water Softener, 2 furnace, Sump Pump, Ceiling Fans, Living Room Wall Unit and Pantry Wall Unit, Garage Racks

Nestled in the heart of Erlton, one of Calgary's most sought-after inner-city communities, this architecturally designed bungalow with a legal lower suite offers a rare blend of contemporary design, refined finishes, and exceptional urban convenience. Just steps from Mission, downtown, the C-Train, and the Elbow River pathways, this property delivers over 2,580 sq. ft. of developed living space across two beautifully finished self-contained suites. Designed with modern living in mind, the home features clean architectural lines, high ceilings, triple-glazed windows, and an abundance of natural light throughout. Upscale finishes and thoughtful design details extend seamlessly through both levels, including quartz countertops, high-end appliances, heated tile flooring, walk-in closets, built-in organizers, dedicated laundry areas, water softener, and hot water on demand. The upper suite welcomes you with a versatile front den and a spacious home office or guest bedroom featuring striking glass panels and doors, ideal for working from home or accommodating guests. The open-concept kitchen, dining, and living area forms the heart of the home, highlighted by a chef-inspired kitchen with premium appliances, a large pantry, and expansive quartz countertops. The primary bedroom offers a walk-in closet with convenient laundry access and a beautifully appointed 3-piece ensuite with heated tile flooring and an oversized shower. A 2-piece powder room and private south-facing covered balcony complete the main level. The fully self-contained legal lower suite features its own private covered patio and a bright open-concept layout. The kitchen is finished with a large peninsula, quartz countertops, high-end appliances, and an adjoining dining area that flows seamlessly into the living room. This level also includes two large bedrooms, a flex room, dedicated laundry, and a

3-piece bathroom with heated tile flooring. Outside, enjoy the blooming front garden, sunny backyard, oversized double detached garage with 200-amp service, plus an additional gravel parking pad beside the garage ideal for extra vehicles, guests, or recreational parking. Ideally located near the MNP Sport & Community Centre, Stampede Park, the upcoming event centre, Roxboro Dog Park, tennis courts, outdoor skating, 4th Street restaurants and boutiques, and downtown Calgary, this exceptional property combines contemporary design, income potential, and a truly walkable inner-city lifestyle. Whether you are seeking a stylish inner-city home, multi-generational living, or a thoughtfully designed property with legal suite income potential, this rare Erlton bungalow delivers on every level.