



1124 31 Avenue NW  
Calgary, Alberta

MLS # A2318305



**\$750,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Rare opportunities like this don't come along often. Situated on a premium 55-foot frontage lot, this exceptional property offers truly unobstructed city views in one of Calgary's most desirable inner city communities—Cambrian Heights. Perched on an elevated lot, this home presents endless potential. Whether you choose to renovate or build your dream home from the ground up, the possibilities here are remarkable. Once redeveloped, you'll enjoy what could be among the finest panoramic downtown views in the city. The location is second to none—within walking distance to Confederation Park, Nose Hill Park, and Confederation Park Golf Course, offering year-round recreation right at your doorstep. You're also just minutes from downtown Calgary with convenient access to major routes and all essential amenities. This well-loved bungalow has been proudly maintained by the same family for decades and features a functional layout with two bedrooms up and two down, along with a full bathroom on each level. Whether you're an investor, builder, or looking for a prime lot to create your forever home, this is a rare chance to secure a standout property in a highly sought-after neighborhood. Book your private showing today and contact your favorite realtor to explore the potential.