



**GRASSROOTS**

REALTY GROUP

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1723 31 Street SW  
Calgary, Alberta

MLS # A2323576



**\$974,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Lan		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Mounts (4X), Wine/ beverage fridge in basement		

Thoughtfully built and intentionally designed, this striking Shaganappi residence stands entirely apart from the typical inner-city infill. Every corner of this property shows careful planning, focusing heavily on quality materials, daily comfort, and real architectural substance. Step past the front door into a wide foyer, right next to a quiet den that makes a perfect home office or flex space. The main floor gets incredible sun through large windows and massive sliding glass doors that open completely to a private, west-facing backyard. Everything centers around the kitchen. Built for hosting and busy mornings alike, it features granite countertops, a huge central island, high-end stainless appliances, and plenty of actual workspace. It flows smoothly into a formal dining area and a bright living room. The living room feels warm and grounded, centered on a beautiful fireplace surrounded by custom built-in cabinetry. Around the corner, a practical mudroom keeps boots and coats out of sight and gives you easy access outside. Upstairs, the primary bedroom is massive&mdash;easily large enough for a king bed and your best furniture. The ensuite feels like a private spa, featuring a bright overhead skylight, a double-sided gas fireplace, a deep jetted tub, and a separate custom glass and marble shower. You&rsquo;ll also find two additional generously sized bedrooms, another full washroom, and a dedicated laundry closet on this floor. Downstairs, the fully finished lower level is all about comfort. It&rsquo;s a great spot for family movie nights, featuring a full wet bar with a built-in wine cooler to keep your favorite bottles ready for guests. A fourth bedroom and an additional full washroom complete this well-planned lower tier. The location is tough to beat. You are just a quick 5-minute walk from Shaganappi Park and the neighborhood elementary school. Commuting is incredibly easy

with fast access to Crowchild Trail and downtown. If you appreciate tree-lined streets, nearby golf, great local parks, playgrounds, and easy transit options, this is a rare chance to buy into one of Calgary's best inner-city communities. Call today to schedule your private showing.