



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1703 31 Street SW
Calgary, Alberta

MLS # A2345655



\$899,900

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,495 sq.ft.	Age:	1951 (75 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Rectan		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Dishwasher, Dryer, Electric Range, Garage Controls/Door Opener, Microwave, Hood Fan, Washer, Window Coverings

Discover the perfect blend of inner-city living, comfort, and community in the family-friendly neighbourhood of Shaganappi. Set on a 50 x 120 R-CG west-backing lot, this beautifully maintained bungalow offers a peaceful retreat with thoughtful renovations, mature landscaping, and an abundance of space for family living and entertaining. A welcoming foyer opens into a bright and spacious living room, where a cozy fireplace creates the ideal gathering place. The impressive kitchen is designed for both everyday family life and entertaining, featuring a 9-foot island, quartz countertops, stainless steel appliances, tile backsplash, and an abundance of cabinetry and counter space. The adjacent dining area includes a charming window nook overlooking the expansive private backyard. Original hardwood floors have been beautifully refinished throughout the main level, complemented by updated tile that blend the home's character with modern comfort. Three bedrooms and two bathrooms are found on this level, including a generous primary retreat filled with natural light from two large windows. The private ensuite offers a relaxing jetted tub and distinctive barn door feature. The developed basement adds even more room for the family, with two additional bedrooms, an updated full bathroom, laundry, newer carpeting, and a warm and inviting family room complete with a spectacular wood-burning stove—perfect for cozy winter evenings together. Outside, the fully landscaped west-backing yard is an exceptional extension of the home. Mature trees, raised brick planters, and a stone patio create a private setting for summer gatherings, outdoor play, gardening, or simply enjoying the sunshine. A double detached garage provides convenient parking and storage. Shaganappi offers the kind of connected, community-focused lifestyle families appreciate, while

keeping you close to everything the city has to offer. Enjoy nearby shopping and amenities along 17 Avenue SW, Killarney Recreation Centre, transit, schools, and Shaganappi Golf Course, with convenient access out of town for weekend mountain escapes. The home is also centrally located mere minutes from Calgary's Downtown Core while still enjoying the peace, privacy, and friendly atmosphere of a quiet residential neighbourhood. A wonderful opportunity to enjoy space, character, convenience, and community in one inviting inner-city setting.