

# \$1,049,000 - 139 31 Avenue Ne, Calgary

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MLS® #A2226113

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 2,496 sqft

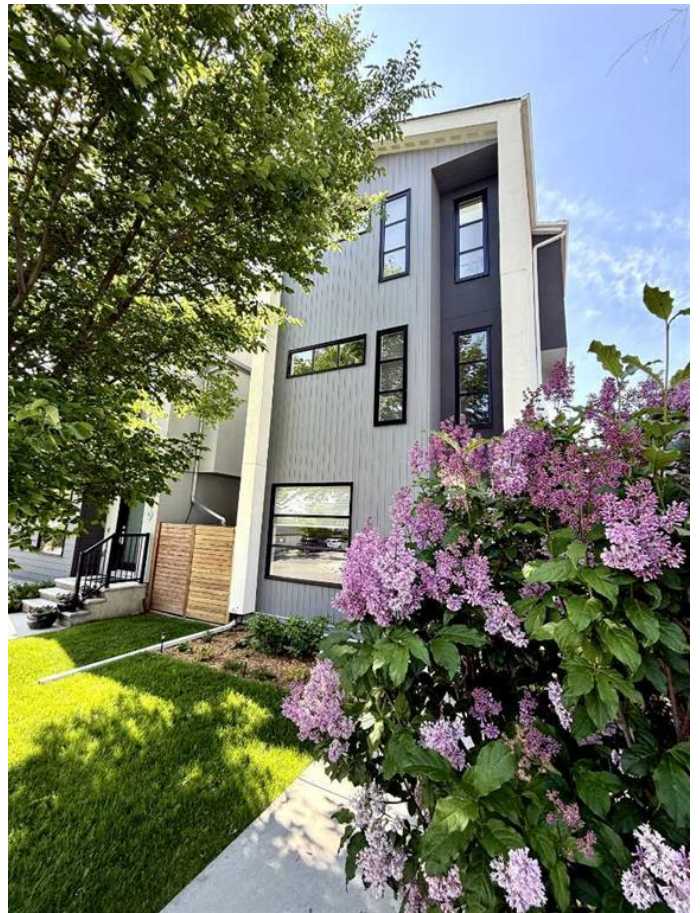
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

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—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.

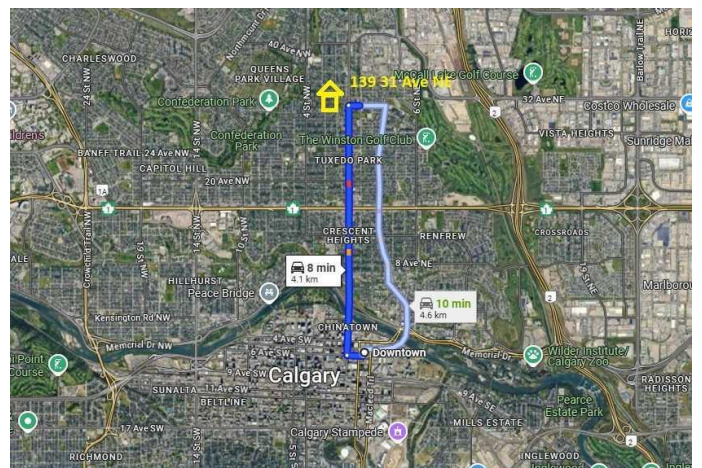
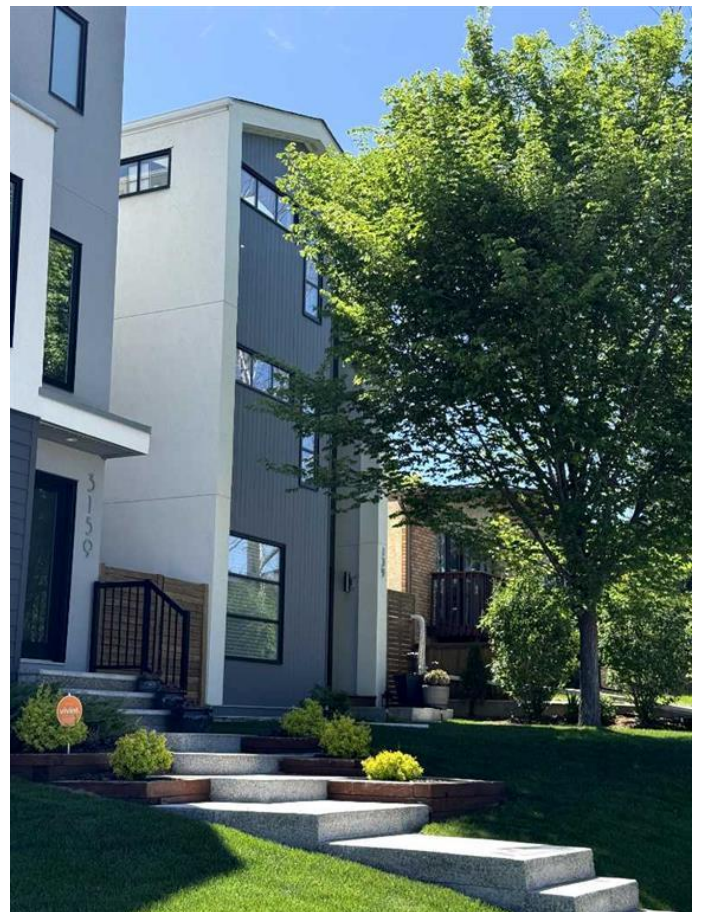
The pinnacle of the home is the third-floor master retreatâ€”a serene sanctuary featuring a spa-inspired ensuite, tranquil design details, and lovely views of Calgaryâ€™s downtown skyline. Just steps away, an additional bedroom offers the perfect nursery or toddler room, keeping your little one close 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, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Pantry, Quartz Counters, Skylight(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings, Built-In Oven, Electric Cooktop                                                                                                           |
| Heating           | Forced Air, Natural Gas, In Floor, In Floor Roughed-In                                                                                                                                                        |
| Cooling           | Central Air, Rough-In                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                           |

Basement                      Finished, Full

**Exterior**

Exterior Features    BBQ gas line, Private Yard, Awning(s), Balcony  
Lot Description        Back Lane, Low Maintenance Landscape, Rectangular Lot, City Lot  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame, Concrete, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             May 30th, 2025  
Days on Market        116  
Zoning                    R-CG

**Listing Details**

Listing Office           CIR Realty

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