

\$1,120,000 - 1031 & 1031a 39 Avenue Nw, Calgary

MLS® #A2191461

\$1,120,000

6 Bedroom, 4.00 Bathroom, 2,720 sqft
Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

Welcome to this exceptional side-by-side duplex in the charming inner-city community of Cambrian Heights. Offering two unique residences—1031A and 1031B both units have been upgraded and updated. This property is perfect for multigenerational living or as a savvy investment opportunity. Live in one side and rent out the other. The possibilities are endless.

Step into your home through a welcoming covered veranda, an ideal spot for your evening sunshine. Inside, the open-concept main floor features a spacious living area, a dining room, and a high-end kitchen with stainless steel appliances, heated floors, and thoughtfully designed cabinetry. Classic yet modern, the home showcases stunning hardwood floors throughout the main and upper levels, abundant natural light floods the interior from the newer vinyl windows which feature custom Hunter Douglas blinds. Upstairs, you'll find three generously sized bedrooms with built-in closet organizers, alongside a luxurious bathroom complete with a walk-in shower and heated floors. The fully developed basement offers additional living space, including a large rec or games room, a full bathroom, and a laundry/storage area. Recent updates include a new furnace, fresh paint, modern lighting (pot lights), and new flooring in the kitchen, bathrooms, and basement. This home is truly turn key ready yourself, for tenants or ideal for extended family.



The property also features a double detached garage and beautifully landscaped outdoor spaces, adding to its appeal. Located within walking distance of schools, shopping, Confederation Park, and transit, with easy access to downtown, the University of Calgary, and Foothills Hospital. A duplex is a rare find that can seamlessly blend convenience, and investment potential. sellers have accepted and offer but will allow showings and will accept backup offers

Built in 1958

Essential Information

MLS® #	A2191461
Price	\$1,120,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,720
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1031 & 1031a 39 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0E2

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	62
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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