

# \$1,050,000 - 31 Harvard Street Nw, Calgary

MLS® #A2209512

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 1,978 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

Stunning Custom-Built DETACHED INFILL in the highly sought-after neighborhood of Highwood Park! This immaculate 2-story home spans over 2,800 sq ft of thoughtfully designed living space, blending modern luxury with comfortable family living. As you step inside, you are welcomed by an expansive foyer that transitions effortlessly into the open-concept main floor. Soaring 9' ceilings on each floor and large windows flood the space with natural light, highlighting the elegant hardwood floors and sophisticated finishes throughout. The gourmet kitchen is a chef's dream, featuring quartz countertops, premium stainless-steel appliances, a massive island with waterfall, capacity of seating, and ample cabinetry for all your culinary needs. Note: appliances will be placed prior to the possession (please refer to the supplement provided for details). The formal dining area is ideal for entertaining, seamlessly connecting to the inviting living room centered around a cozy gas fireplace. The main level also includes a well-appointed half bath and convenient access to the backyard and double detached garage. Upstairs, the luxurious master suite offers a serene retreat with a spacious walk-in closet and a lavish ensuite boasting dual vanities and a deep free standing soaking tub. The master bedroom also features a private balcony at the front of the house, complete with glass railing, providing a perfect spot to enjoy your morning coffee or unwind in the evenings. Two additional generously-sized



bedrooms share a beautifully designed full bathroom, while the upper-level laundry room adds practicality to daily living. Legal basement Suite approved from City, where you could live, rent out, or Air BnB! Featuring a private entrance, a full kitchen, a spacious living area, 2 large bedrooms with walk in closets, and a full bathroom, this self-contained legal suite is perfect for generating rental income or accommodating extended family. There is no shortage of storage space throughout the home. All the closets in the house have custom-built closet organizers, provided ample storage space and enhanced functionality. In Addition, all bathroom and laundry rooms use ceramic tiles throughout in place of traditional baseboards, adding a sleek and clean look. Located on a quiet, tree-lined street, this home is just minutes from downtown, half block from prestigious schools, boutique shopping, and picturesque parks. Experience the perfect blend of style. comfort, and convenience. Discover your dream home at 31 Harvard Street in Highwood park. Book your private showing today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209512    |
| Price          | \$1,050,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,978       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 31 Harvard Street Nw |
| Subdivision | Highwood             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 2B5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Electric Oven, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Rectangular Lot       |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 101             |
| Zoning         | R-CG            |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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