

# \$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	117
Zoning	R-CG

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.