

\$959,900 - 2805 31 Street Sw, Calgary

MLS® #A2066876

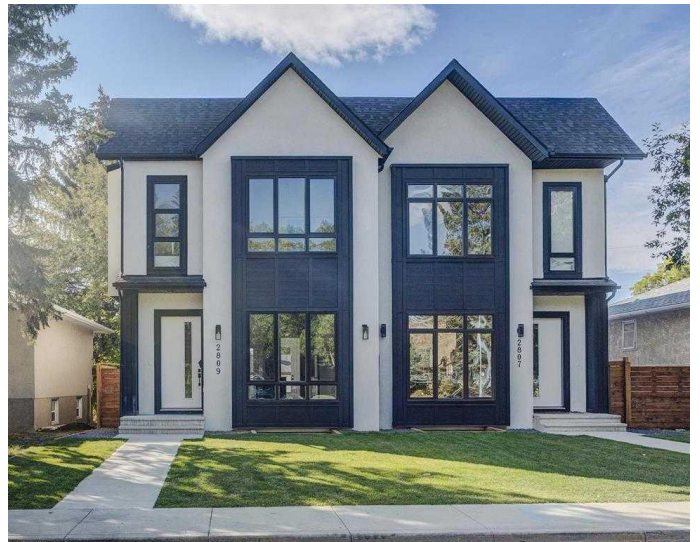
\$959,900

5 Bedroom, 4.00 Bathroom, 1,928 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**** CUSTOMIZE YOUR BRAND NEW DREAM HOME!! **** French Country Style, 2 Storey infill, with WEST facing back yard, nestled on a whisper quiet tree lined street in Killarney! Check out these these stunning features: 3+2 bedrooms, side entrance, chef's kitchen with 10' quartz island & high end appliance package, 10 foot ceilings on main floor / 9 foot ceilings upper & basement, upper office/loft area, cozy gas fireplace, amazing master retreat with 5-piece spa like master bath/roughed-in steam shower/walk-in closet/heated floors, stunning hardwood & tile flooring, custom built-ins in EVERY closet & mudroom, large dining room with customizable feature wall, large functional mudroom, roughed-in in-floor heat (in-slab) in basement & roughed-in A/C, double detached garage (20x20), good sized WEST backyard with large deck & BBQ line, basement wet bar, towering 14 FOOT vaulted ceiling in master bedroom, 3.5 baths, upper laundry room with sink & much more! Location is amazing - in the heart of Killarney on a super quiet cul-de-sac, all schools close by, only 5 min to DT & easy access to all amenities! This brand new masterpiece is ready for you to choose all finishings! It also comes with bumper to bumper warranty (1, 2, 5, 10) & all landscaping is complete - sidewalks/rear deck/fences & gates/stucco privacy wall & sod! Call today for details! Possession approximately April 2024.

Built in 2023



Essential Information

MLS® #	A2066876
Price	\$959,900
Sold Price	\$987,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2805 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	See Remarks
Heating	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2023
Date Sold	February 29th, 2024
Days on Market	222
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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