

\$888,000 - 2129 31 Avenue Sw, Calgary

MLS® #A2074004

\$888,000

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE Oct 01 1:00 pm to 4:00 pm

****PRICE REDUCED - PRICED TO SELL****

Over 2,500 sqft of Living Space | Walk-Out

Basement | Double Oversized Garage |

Freshly Painted | High-Efficiency Home | Cherry

Wood Cabinetry | South Facing Backyard |

Hardwood Floors Throughout | Welcome to

this enchanting 4-bedroom, 3.5-bath home

nestled in the heart of Marda Loop. This

captivating detached home spans 2500 sqft,

seamlessly blending expansive living space

with unparalleled comfort and style. From the

moment you cross the threshold, a warm and

inviting atmosphere envelops you, thanks to

fresh paint gracing every corner. The heart of

the home, the kitchen, epitomizes

contemporary design. Cherry wood cabinetry

& granite countertops effortlessly harmonize

with modern appliances, a marriage of

functionality and aesthetics that transforms

cooking into an art. The layout intuitively

connects the living room and dining area,

setting the scene for gatherings and cozy

movie nights. The pièce de résistance is the

impressive 65" 4K TV-stereo setup,

ensuring entertainment takes center stage.

When you venture upstairs, the primary

bedroom offers respite with vaulted ceilings

and ample closet space. Here, relaxation is

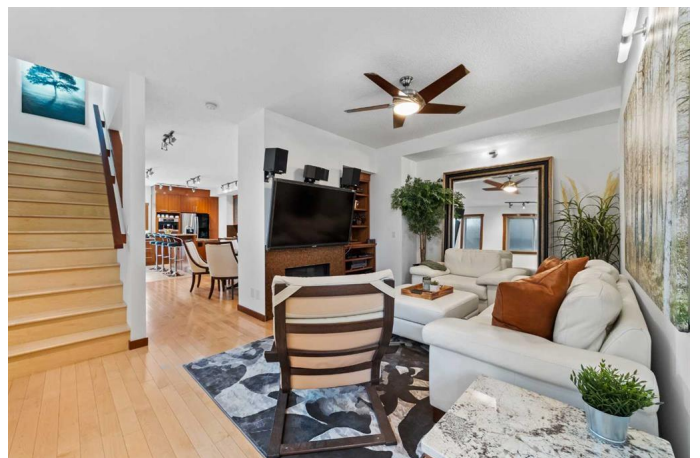
paramount. The thoughtfully designed

bathrooms echo this tranquility, creating an

oasis for rejuvenation. Step outside to the

sun-soaked private upper deck or descend to

the walkout basement covered patio, revealing



a tranquil south-facing backyard oasis. Low-maintenance landscaping heightens charm, letting you immerse in beauty without the hassle. With an oversized double garage, accommodating larger vehicles is a breeze. Positioned in Marda Loop, superb schools, parks, and dining venues are mere moments away. A walk score of 88 and a bike score of 80 transform errands into pleasant experiences. This isnâ€™t just a home; itâ€™s an experience. With four fireplaces adding warmth, a professional home gym fostering wellness, top-notch entertainment equipment, and a built-in Miele coffee machine offering indulgence, every facet of comfort is catered to. Embrace this opportunity to blend vibrancy and convenience. Create enduring memories within this enchanting abode â€“ your dream home awaits!â€™ Option to purchase the home furnished (valued over \$100,000) for \$930,000.

Built in 2010

Essential Information

MLS® #	A2074004
Price	\$888,000
Sold Price	\$890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2129 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2023
Date Sold	October 23rd, 2023
Days on Market	68
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

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