

\$899,000 - 2239 31 Avenue Sw, Calgary

MLS® #A2082277

\$899,000

2 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Environmentally friendly, energy efficient and effortless Scandinavian style in the heart of Marda Loop! Reduce your carbon footprint with this one-of-a-kind LEED platinum targeted architectural masterpiece. Every detail of this sustainable home has been carefully thought out from the geo-thermal heating to the 20 PV solar panels. The contemporary design incorporates reclaimed fir, cedar, structural steel and polished concrete resulting in a perfect marriage of natural materials and industrial elements. Warm yourself by the living room wood burning fireplace. Work quietly from the office nook. Cook health conscious meals from the contemporary kitchen on the induction cooktop. Host friends for dinner in the sunny south facing dining room. Retreat to one of the two second floor master suites, each containing a walk-in closet, ensuite and balcony. Watch your favourite movies in the basement media room, or convert this space into a guest room or gym if you prefer. Outside, the property showcases native plants designed to promote biodiversity and reduce water consumption. Stroll down to the shops and restaurants of 33rd Avenue. Bike into the core or around the reservoir. This is the perfect pied-à-terre for an environmentally minded buyer who prioritizes sustainability and a commitment to a greener future.

Built in 2011



Essential Information

MLS® #	A2082277
Price	\$899,000
Sold Price	\$850,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2239 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T7

Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Single Garage Attached

Interior

Interior Features	Built-in Features, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Geothermal, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes

Basement Finished, Walk-Out

Exterior

Exterior Features Lighting

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Native Plants, Treed

Roof Rubber

Construction Composite Siding, ICFs (Insulated Concrete Forms), Metal Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 20th, 2023

Date Sold November 28th, 2023

Days on Market 68

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX HOUSE OF REAL ESTATE

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