

# \$774,988 - 2608 31 Street Sw, Calgary

MLS® #A2087290

**\$774,988**

4 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Upgraded Character home close to city center, LRT & everything with double lot & 800 sq. ft. Dream 3+ car in-floor heated garage. Desirable sought after established area amongst million + homes. Same owner for last 26 years when lower suite was legal.. Vacant clean upper ready to move in with lower tenant until December 1 when carpet can be replaced & painted, unless you choose to keep tenant at \$1200 monthly. Check 2 page Upgrade list over last 26 years attached. Like R60 attic insulation, acrylic stucco over foam insulation, windows, shingles, plumbing, electrical, heated floor in sunroom/MB with 3 piece bathrm./ensuite (including steam shower & body sprays need to finish). 4 piece main bthrm. with jet tub & heated granite floor. Large entry w/ heated floor. 29x10 ft. front deck & huge rear patio w/ fire pit. Separate dog run with large fenced private yard & RV parking. Awesome investment for living in today or income property until future development. Compare 2 recent \$800k lot sales makes this property great value at lot price.

Built in 1952

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2087290  |
| Price      | \$774,988 |
| Sold Price | \$765,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,120       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2608 31 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2e2n7              |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                          |
| Parking        | 220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Triple Garage Detached |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, French Door, Jetted Tub, Separate Entrance                                     |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Central, In Floor, Natural Gas                                                                                |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Brick Facing, Factory Built, Gas, Heatilator, Mantle, Zero Clearance                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Yard |
|-------------------|---------------------------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Lot Description | Back Yard, Dog Run Fenced In, Landscaped, Private, Rectangular Lot |
| Roof            | Asphalt Shingle, Fiberglass                                        |
| Construction    | Concrete, See Remarks, Stone, Stucco, Wood Frame                   |
| Foundation      | Poured Concrete                                                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 14th, 2023  |
| Date Sold      | November 10th, 2023 |
| Days on Market | 27                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | REAL ESTATE PROFESSIONALS INC. |
|----------------|--------------------------------|

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