

\$795,000 - 2027 31 Avenue Sw, Calgary

MLS® #A2093611

\$795,000

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this enchanting home featuring a front porch and a lovely perennial garden located in the vibrant community of Marda Loop. Inside, a formal living and dining area with 9'™ ceilings, oak hardwood floors and a gas fireplace provide the perfect spot to host friends and family members in style. The heart of the home is the sunlit kitchen and family room. Stainless appliances, granite counters, a center island and a large walk-in pantry are highlights of the classic kitchen. The adjacent family room is a cozy retreat with a river rock fireplace and huge windows bathing the room in light. This is the perfect spot to unwind at the end of a busy day. Venture upstairs to find two generously sized bedrooms and a bathroom with a soaker tub and double vanity. The primary bedroom features a vaulted ceiling and a bay window overlooking the front garden. This home is thoughtfully designed to cater to a multi-generational family or a live-in nanny, with a light filled walk-out lower level containing a private living room with a fireplace, a convenient kitchenette, a bedroom and a bathroom with a jetted tub. Outside, discover a private brick patio in the south-facing yard, ideal for grilling and dining al fresco. A double detached garage, paved back alley, easy access around town, and walking distance to the eclectic eateries and boutiques of Marda Loop add to the appeal of this exceptional residence. Comfort and convenience are seamlessly woven together in this thoughtfully curated haven.



Built in 1997

Essential Information

MLS® #	A2093611
Price	\$795,000
Sold Price	\$821,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2027 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 28th, 2023
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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