

\$869,900 - 2824 31 Street Sw, Calgary

MLS® #A2105329

\$869,900

3 Bedroom, 2.00 Bathroom, 1,133 sqft
Residential on 0.25 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2824 31 Street SW. Positioned at the culmination of a tranquil cul-de-sac. Nestled on an expansive pie-shaped lot spanning 10,800 square feet ***DP is in place for a 4681 SF two story home PLUS basement development. The plans include a 4 car garage connected by above ground corridor*** This property unveils a south-facing backyard that captures the essence of a private oasis. With immense possibilities awaiting, this residence stands as an ideal investment for renovators, astute investors, or visionary builders. Unlock the true potential of this property by envisioning a transformative shift – perhaps relocating the garage to the rear of the yard, executing a substantial addition, or even embarking on a complete rebuild. An array of notable features defines this home, including a thoughtfully designed family room addition at the rear, complete with a full basement and abundant windows. Step into the home through a spacious entry leading to a luminous and open living room with a decorative stone fireplace. The main level boasts two generously sized bedrooms and a full bathroom, complemented by hardwood floors and tile throughout the main floor. The kitchen offers a raised counter area, gas stove, and ample counter space, and cupboards – a perfect setting for family gatherings. Adjacent to the kitchen is an expansive great room, seamlessly combining dining and family areas. Accessible through patio doors, the wraparound tiered sundecks,



measuring 14x12 for the upper deck and 26x10 for the lower deck, beckon outdoor enjoyment. Parking is a breeze with a front paved driveway accommodating up to 8 cars, in addition to a double detached garage. The lower level unfolds to reveal another family room, a third bedroom, and a second full bathroom. Conveniently located off 26 Avenue SW, this property balances accessibility with tranquility, offering easy access to amenities such as schools, shopping, coffee shops, tennis courts, and parks. Positioned in an area witnessing the development of larger new homes, the potential for growth is palpable. Practical considerations include a roof shingle replacement 7 years ago and newer, well-maintained appliances.

Built in 1960

Essential Information

MLS® #	A2105329
Price	\$869,900
Sold Price	\$842,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
Acres	0.25
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2824 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 2P1

Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Faces Front, Oversized, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 16th, 2024
Days on Market	43
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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