

\$1,099,000 - 2220 31 Avenue Sw, Calgary

MLS® #A2110150

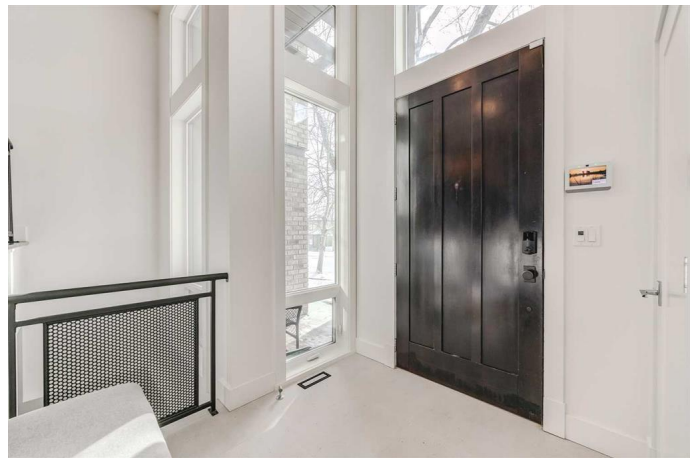
\$1,099,000

4 Bedroom, 4.00 Bathroom, 1,936 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled on a quiet street in the heart of the Marda Loop district, this home delivers a total of 2,704 sq.ft. of developed living space, a well-designed floor plan, with many luxe updates and finishes all within the sought after community of Richmond. A proper foyer entrance leads you into a south sun filled formal dining room ideal for entertaining. The kitchen showcases a waterfall Quartz island, premiere appliances, and a plenitude of storage. A large living room with gas fireplace, matte finished solid hardwood flooring, powder room and 9ft. ceilings complete the main floor. The upper level has a boutique style primary bedroom (secret storage behind cabinetry), which features the ensuite with steam shower, soaker tub, heated herringbone floors, and walk-in closet. Two more bedrooms (one with a walk-in closet), a full 4-piece bathroom and a well positioned laundry room with sink complete this level. The lower has a fourth bedroom, gym, 3-piece bath with heated floors, and a home working space full of natural light. The outdoor living extends both in the private low maintenance backyard oasis with two separate natural gas lines, and in the mature landscaped front exterior, which presents a stunning Flowering Crabapple tree in the spring. Central A/C, water softener, detached double car garage, and paved back alley complete the home. The walkability of this home to many restaurants, coffee shops, grocery, and professional services exceed lifestyle possibilities. The community is



minutes from downtown and recognized for the many parks, playgrounds and schools: public, private, and charter all within walking distance.

Built in 2006

Essential Information

MLS® #	A2110150
Price	\$1,099,000
Sold Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,936
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2220 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Paved, Rear Drive

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 11th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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