

\$1,249,900 - 1407 31 Street Sw, Calgary

MLS® #A2111289

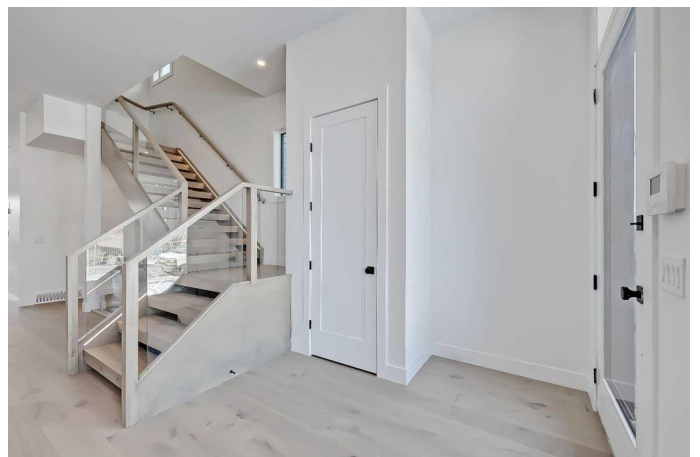
\$1,249,900

4 Bedroom, 5.00 Bathroom, 2,350 sqft

Residential on 0.08 Acres

Shaganappi, Calgary, Alberta

A RARE FIND IN SHAGANAPPI! Built on a 29.5 ft wide lot this incredible, ultra-luxurious detached home offers over 3,280 total sq ft, an ideal floorplan, plus DESIGNER UPGRADES and is ready to become your dream home! Shaganappi might be the ideal inner-city neighbourhood, w/ all the conveniences of urban living at your doorstep. This brand-new home is moments from the Shaganappi Golf Course, Edworthy Park, the idyllic Douglas Fir Trail and the entire Bow River Pathway System is a short 10-min bike ride away. You're within walking distance of the LRT and multiple schools for all ages! Plus, never-ending local shops & cafes in Shaganappi and surrounding communities add variety to your weekend outings and everyday coffee dates. Stylish & functional, discover luxurious finishings across this entire upgraded home. On the main floor, soaring 11-FT CEILINGS and wide-plank oak hardwood flooring make a grand welcome as you enter the house and step into the central kitchen. The kitchen features custom cabinetry with lots of lower drawers, quartz countertops with matching full-height quartz backsplash, and a custom hood fan. The oversized 15-ft island features a waterfall quartz counter, contemporary vertical panel accents & bar seating. The premium KitchenAid appliance package includes a gas cooktop, built-in wall oven & microwave, a French-door refrigerator & dishwasher. The elegant dining room sits under an ultra-modern chandelier and features



a full-wall pantry with elegant glass-panelled cabinets. The rear living room overlooks the backyard and features an impressive media wall, an inset gas fireplace, ceiling-height surround, & a full-wall TV counter. Many of us work from home, part or most of the time, and the mini OFFICE is perfect for productive working days. A good-sized window keeps the room nice & bright, and a built-in desk w/ floating shelves keep you focused & organized. Rounding off the main floor is an upgraded mudroom with a walk-in closet, bench & custom cabinetry. A private powder room sits off the mudroom, featuring a wood slat feature wall, emerald tile flooring, quartz counter, and a full-height mirror. A glass railing follows you upstairs to more hardwood flooring under painted ceilings, a fully equipped laundry room & 2 JR. SUITES w/ walkthrough closets into full 4-pc private ensuites. The ultra-modern primary suite features a soaring 13-ft vaulted ceiling, feature wall with designer pendant lights, an enormous walk-in closet & extensive built-ins. The private ensuite is nothing short of breathtaking, with heated tile floors, an oversized modern vanity, dual sinks, freestanding soaker tub, and a large 5' x 5' shower with oversized bench. 9-ft ceilings in the fully developed basement create a spacious rec area with a wet bar and a good-sized flex room is perfect for a home GYM! The large bedroom & 4-pc bathroom are ideal for guests or teens. Move in this Summer & enjoy everything this home & community have to offer!

Built in 2023

Essential Information

MLS® #	A2111289
Price	\$1,249,900
Sold Price	\$1,215,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,350
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1407 31 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 19th, 2024
Days on Market	19
Zoning	R - C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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