

\$810,000 - 2616 31 Street Sw, Calgary

MLS® #A2113612

\$810,000

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Located mid block on a 50x120 ft West facing lot in Killarney, this property will appeal to a wide range of potential buyers! Spacious main floor living area with large West exposed windows, gleaming hardwood floors, & corner gas fireplace. Updated kitchen enjoys views to the backyard. Two large bedrooms on the main, the third was transformed in to a substantial bath complete with thermal massage tub & oversized shower with bench. Laundry & ample storage located on the lower level. The lower level suite (illegal) is charming: large windows bring in ample natural light, a corner gas fireplace adds ambiance and warmth. Spacious, bright bedroom, full bath, loads of storage, & separate + independent laundry complete the lower level. The double garage is insulated & drywalled (with new garage doors and openers) & there is an additional parking pad beside the garage. Roof (house & garage) & furnace new 2021. Enjoy the Central AC in the warmer Summer months. Ideal location for redevelopment or could be an excellent holding/investment property. Call for more information!

Built in 1952

Essential Information

MLS® # A2113612

Price \$810,000



Sold Price	\$888,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2616 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N7

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	April 24th, 2024
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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