

\$1,499,900 - 2210 31 Avenue Sw, Calgary

MLS® #A2114466

\$1,499,900

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Beautifully designed + finished luxury home in the heart of Marda Loop on a fantastic street!! This 2676 square foot two story is solidly built , offers an outstanding layout, loads of natural light + beautiful design fixtures + upgrades throughout. Built in 2018, the property still is under New Home Warranty. Contemporary in design, the main floor with gorgeous white oak flooring offers a great room concept layout with private office off the main entrance, huge gourmet kitchen (complete with massive quartz island + professional Miele appliances) + informal dining room ideal for hosting. Spacious great room at the back of the house with full height gas fireplace overlooks the private low maintenance backyard. Access to the backyard from the great room as well as from the mudroom which offers lots of space + built in lockers. Upstairs there are 3 generous sized bedrooms. The primary has a large walk in dressing room with sky light, ensuite bath with heated flooring, steam shower + soaker tub as well as large vanity with dual sinks + ample storage. The laundry is conveniently located on this level as well as a cozy upper lounge/flex space. The lower level with under slab heating offers a large family room with wet bar, gym, guest room + full bath. Complete multi media wiring in every room + Lutron automated lighting + blinds throughout enhance the ease of living in this home. Professionally landscaped with irrigation, large deck + BBQ area out back, heated double garage. Fantastic walkable lifestyle



with easy access to both Crowchild + Glenmore Trails. Close to downtown + schools too.

Built in 2018

Essential Information

MLS® #	A2114466
Price	\$1,499,900
Sold Price	\$1,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2210 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR

	Qualified Washer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 4th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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