

\$875,000 - 2434 31 Avenue Sw, Calgary

MLS® #A2118268

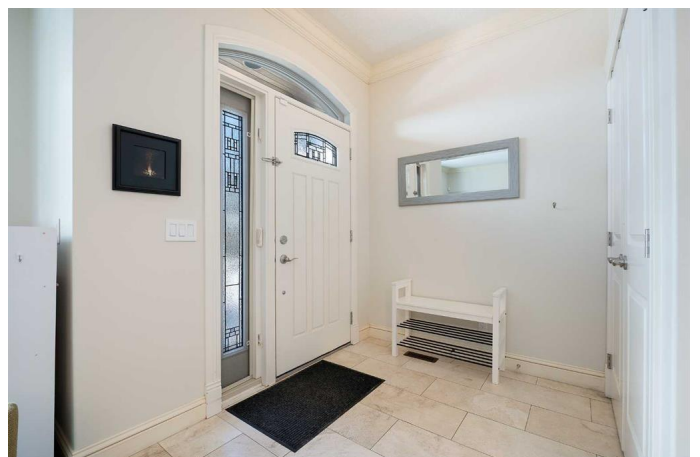
\$875,000

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Located in highly-walkable Marda Loop, a beautiful 3+1 bed, 3.5 bath 2-storey home with over 2600 sq ft of living space and a DOUBLE DETACHED GARAGE. The main floor features a bright and airy floor plan, foyer with front-entry closet, south-facing sitting room, French Provincial-style kitchen with ceiling-height cabinets, pantry, stone counters, pot filler, apron sink, and tons of prep and storage space. The living room has a stunning fireplace with built-in cabinetry, and the mudroom has ample storage for jackets and winter gear, plus you'll find a 2-piece powder room tucked away off of the basement stairs. Notice the little touches throughout the main that add elegance, such as crown moldings, flush-mount lighting, archways, and glass paneled cabinet doors. Upstairs, the primary suite features a 5-piece ensuite with a soaker tub, large glass-walled walk-in shower, dual vanities and a separate water closet. The walk-in closet is large, with custom built-in cabinetry, with a good mix of rods and drawers. The bedroom itself features an alcove with side windows for additional light and flush-mount ceiling lights. The laundry is conveniently located on the upper floor, with a countertop and cabinets. Two more bedrooms, both with south-facing windows, and a 4 piece bath complete the upper level. The basement features a large 4th bedroom, and a 4 piece bath, along with a recreation room, and a storage room that is separate from the furnace/utility room. The back yard is



fully fenced, with access to the detached garage and back-lane, a wood deck, garden spaces, and a stone patio. A short walk to the amenities of Marda Loop, including restaurants, entertainment, retail/grocery, and great access to transit plus an easy commute via Crowchild Trail or Glenmore Trail. Mount Royal University, Calgary Arts Academy, highly-rated schools, plus many parks and trail systems are nearby.

Built in 2012

Essential Information

MLS® #	A2118268
Price	\$875,000
Sold Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2434 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T8

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached, Heated Garage
---------	---------------------------------------

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 11th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.