

\$899,900 - 1417b 31 Street Sw, Calgary

MLS® #A2120569

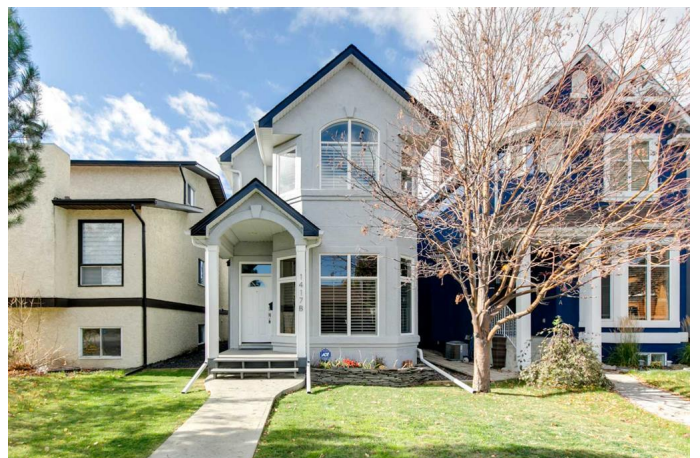
\$899,900

5 Bedroom, 4.00 Bathroom, 1,781 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to 1417B 31 Street SW. Located in the heart of Shaganappi, this well-appointed five-bedroom, single family detached home offers all the convenience of inner city living with excellent schools, shopping on 17th Avenue, convenient access to the LRT and a five-minute drive to downtown. Step through the front door to impeccable craftsmanship throughout with the main floor boasting an open-concept design that is further complimented by a seamless, clean, and comfortable ambiance. The large office space at the front leads into the generously sized dining room, a perfect setting for hosting lavish dinner parties or quieter evenings with family. The modern kitchen, complete with commercial-grade appliances and quartz countertops, seamlessly transitions into the family room where you can cozy up with the fireplace while remaining engaged in the activity of the household. The mudroom in the rear of the house leads to the backyard and a detached two car garage. Back inside, as you make your way up the impressive circular staircase, three large bedrooms with walk-in closets, a laundry room and guest bathroom await. The master bedroom showcases cathedral ceilings, and the European hotel inspired master bathroom features a jacuzzi tub combined with shower, electric toilette, a modern double vanity, and heated flooring. Downstairs you will find two additional well-sized bedrooms with walk-in closets, a modern three-piece bathroom with



walk-in shower and heated flooring, as well as a TV room complete with a well-appointed bar, sink and beverage fridge. Well thought out designs can be seen in every aspect of this home including the furnace room that features bookshelves for additional, well organized storage convenience. The home also features a newer roof and air conditioning throughout which further ensures your utmost comfort throughout every season. Experience the perfect blend of luxury, convenience, comfort, and community in a property that caters to your family's every need.

Built in 1998

Essential Information

MLS® #	A2120569
Price	\$899,900
Sold Price	\$885,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1417b 31 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1M8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 20th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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