

# \$929,000 - 2040 31 Avenue Sw, Calgary

MLS® #A2120932

**\$929,000**

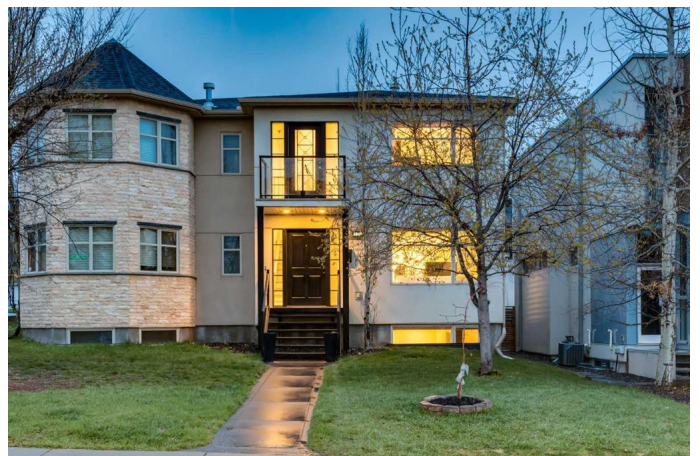
3 Bedroom, 4.00 Bathroom, 1,863 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to your elegant, sophisticated, and impeccably maintained home nestled on one of the most charming streets in South Calgary. Just a 2-minute stroll away, you'll find yourself amidst the vibrant shops and restaurants of Marda Loop. Within a 10-minute drive lies the bustling heart of Downtown Calgary, while excellent schools and parks are mere steps away.

Spanning over 2500 sq.ft. of meticulously developed living space, this home boasts 3 bedrooms on the upper level, 3.5 baths, a fully finished basement, and a double detached garage located privately at the end of the alleyway. Step inside to discover a main floor designed for both functionality and style. The grand kitchen features chef-quality stainless steel appliances, granite countertops, designer tile backsplash, modern fixtures, and a generous pantry area with a convenient coffee station. The dining area, strategically positioned between the kitchen and living space, comfortably accommodates gatherings of 10 to 12 guests. At the front of the home, the formal living area is bathed in natural light from beautiful windows and features a cozy gas fireplace—ideal for winter evenings. Ascending to the second floor, you'll discover three spacious bedrooms, including a luxurious master retreat complete with a sizable walk-in closet and a spa-inspired ensuite bath. The fully developed basement provides additional living space, featuring a large full bath, walk-in laundry room with



storage, built-in bar, and media area. Additionally, the front or back half of the basement can be easily developed into an additional bedroom. Completing this exceptional home is a double detached garage, stunning hardwood floors throughout (including the stairs), central air conditioning, and a private backyard oasis with exquisite custom brickwork—perfect for outdoor living and entertaining. Welcome home—where luxury, comfort, and convenience await!

Built in 2010

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2120932               |
| Price          | \$929,000              |
| Sold Price     | \$900,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,863                  |
| Acres          | 0.07                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2040 31 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1T2           |

**Amenities**

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

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 2 |
|-----------------|---|

|            |                   |
|------------|-------------------|
| Fireplaces | Double Sided, Gas |
|------------|-------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Back Lane, Rectangular Lot |
|-----------------|----------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
|--------------|--------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 3rd, 2024 |
|-------------|---------------|

|           |               |
|-----------|---------------|
| Date Sold | May 6th, 2024 |
|-----------|---------------|

|                |   |
|----------------|---|
| Days on Market | 3 |
|----------------|---|

|        |      |
|--------|------|
| Zoning | R-C2 |
|--------|------|

|          |      |
|----------|------|
| HOA Fees | 0.00 |
|----------|------|

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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