

\$1,099,000 - 2031 31 Avenue Sw, Calgary

MLS® #A2123179

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to the heart of Marda Loop! Settle into this dynamic, trendy neighborhood with your new, fully-prepped home. Embracing an open-concept layout, sleek design, and inviting atmosphere, every detail sets the stage for contemporary living. As you step inside, the warmth of the finishes and the seamless flow of the main floor greet you. The expansive kitchen bridges the dining and living areas, perfect for family gatherings or hosting friends. Upstairs, discover three bedrooms, including a master retreat featuring vaulted ceilings, expansive windows, a generous walk-in closet, and a luxurious spa-like ensuite with heated tiled floors. The basement offers a versatile space for entertainment, equipped with a wet bar, built-in entertainment area, a full bath, and an additional bright bedroom. Enjoy the added conveniences of a low-maintenance back deck, Hunter Douglas window coverings, and full slab heating, ensuring comfort year-round while keeping energy costs in check. With trendy shops, eateries, cafes, and green spaces just steps away, experience the ultimate urban lifestyle.



Built in 2017

Essential Information

MLS® #	A2123179
Price	\$1,099,000
Sold Price	\$1,086,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,036
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2031 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1T3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2024
Date Sold	April 18th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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