

\$1,298,000 - 2419 31 Avenue Sw, Calgary

MLS® #A2123889

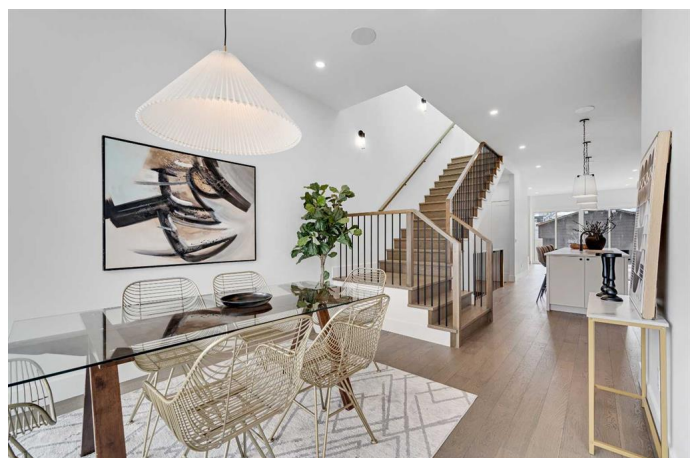
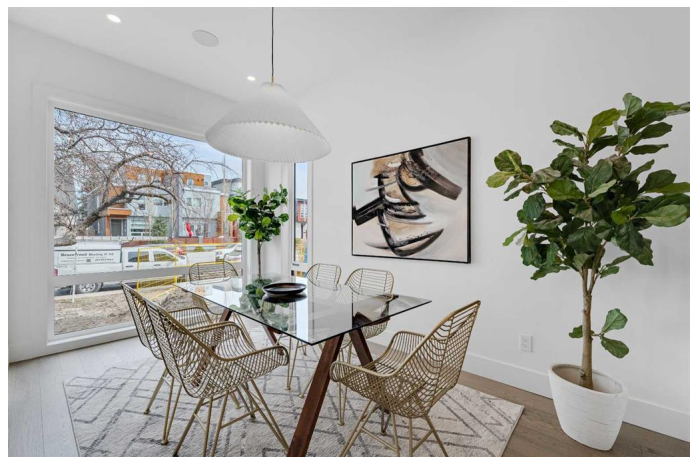
\$1,298,000

5 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Located on a quiet tree-lined street just steps to all the trendy cafes, shops, and eateries Marda Loop has to offer! This stunning detached infill built by Goulet Developments and designed by Stephanie Jean Design redefines luxury and functionality! Featuring 5 bedrooms, 3.5 bathrooms and over 2900 square feet of developed space with the finished basement! These builds set themselves apart with a glamorous design and an architectural prowess. These are not your average cookie-cutter builds, these properties showcase an exquisite attention to detail and design! As you enter the property you are greeted by custom front built-ins that lead to the dining area/flex room. Rich hardwood runs throughout the entire main floor, where youâ€™ll find 10 foot ceilings and large windows that flood the space with natural light. The heart of the home is the chefs dream kitchen with gorgeous bespoke cabinetry by Swede, designer quartz countertops, a large center island, custom built-in hood fan, and high-end appliances with Fisher Paykel paneled fridge, gas range, and Fulgor Milano double ovens. Open to the spacious great room with floor-to-ceiling feature stone fireplace wall and sliding doors that lead to a large composite deck, perfect for enjoying summer evenings with friends and family. Upstairs, youâ€™ll find a grand primary suite with soaring 16 ft beamed ceilings, large walk-in closet with built in organizers by California Closets, and a serene ensuite



bathroom with heated tile flooring, his and hers sinks, a stand-alone soaker tub, and a walk-in Thermasol steam shower. Two additional spacious bedrooms, full 4-piece bathroom, and a convenient upper floor laundry room with sink and built-in cabinets complete this sun-soaked upper floor with massive windows and skylights. The fully finished basement with 10 ft ICF foundation hosts a huge family room with wet bar and a large bathroom with custom walk-in shower! Large 4th bedroom is great for guests and an additional 5th bedroom that was designed with a home gym in mind. Finished in a sleek black exterior and features European eavestroughs. Sunny South facing backyard with double detached garage that's insulated and drywalled and wired with 60 Amp service for EV charging. Ideally situated blocks to vibrant Marda Loop, prestigious schools, upscale shopping, scenic parks, and effortless access to 17th Ave and the DT core. Come experience the epitome of inner city living in this custom-built executive home.

Built in 2024

Essential Information

MLS® #	A2123889
Price	\$1,298,000
Sold Price	\$1,290,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Sold

Community Information

Address 2419 31 Avenue Sw
Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T2T 1T9

Amenities

Parking Spaces 2
Parking Double Garage Detached, Garage Faces Rear, On Street, Rear Drive

Interior

Interior Features Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Stone
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Wood Frame, Wood Siding
Foundation ICF Block

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 18th, 2024
Days on Market	21
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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