

\$1,099,900 - 2238 31 Avenue Sw, Calgary

MLS® #A2126238

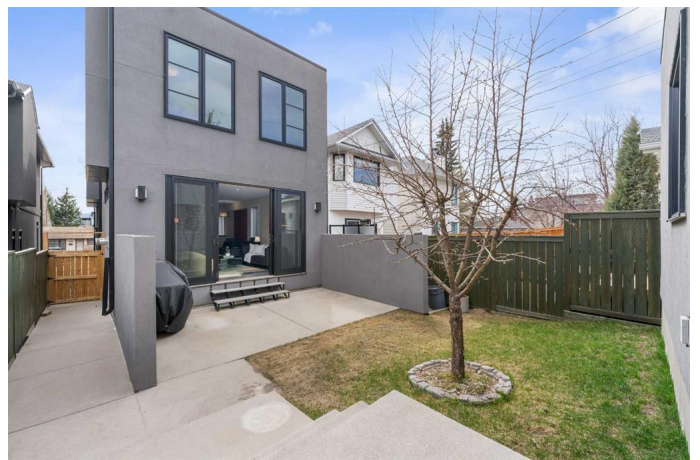
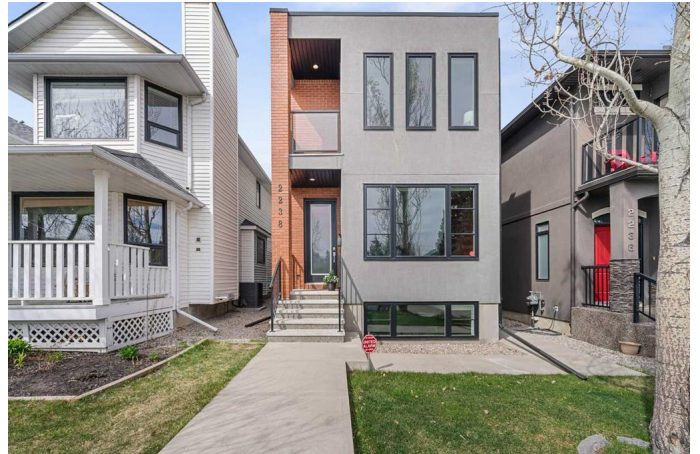
\$1,099,900

4 Bedroom, 4.00 Bathroom, 1,985 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Discover your dream home nestled on a quiet street in the heart of vibrant Marda Loop. A well-designed floor plan with many luxury upgrades and finishes debuts on the market (original owner built the home for themselves). MOVE-IN READY and Quick Possession is Available! This fully finished single-family home boasts over 2,800 sq.ft of gorgeous living space and offers a total of 4 bedrooms, 3.5-bathrooms with a double detached garage. Backs on a park/playground and a 5-minute walk to Richmond School (K-6). Upon entering you will be greeted with a striking curved staircase with open risers, 9-ft flat ceilings on the 1st and 2nd floor, hardwood floors on the main and upper level (no carpet in the home), and a sun-filled formal dining room flooded with natural light, ideal for entertaining. The kitchen is equipped with elegant granite countertops, a large island, gas cooktop and wall oven, corner pantry and plenty of cabinetry space. Relax in the spacious living room with floor-to-ceiling windows, a cozy gas fireplace, custom-built double sliding glass doors that lead to the backyard with a gas line, great for summer BBQs. Finishing the main is a sitting area off the kitchen, a two piece powder room, and a side door to the back. Upstairs, retreat to the primary bedroom with a fireplace, wall of windows, a sun-filled balcony (perfect for morning coffee or enjoying evening sunset), walk-in closet and a beautifully designed 5-piece ensuite. Three skylights offer extra natural light on the upper level, which is



complete with two spacious bedrooms featuring walk-in closets and big windows, a 4pc bathroom, and a spacious laundry room with a window and sink, enhancing the convenience. Additionally, there is an office/den with built-ins that's ideal for working from home. The fully developed basement offers in-floor heating throughout, a fourth bedroom, a 4pc bath, and a spacious rec room perfect for movie nights. Lots of storage space. You'll love this home's proximity to the many restaurants, coffee shops, grocery stores and professional services that Marda Loop has to offer. Minutes from downtown and recognized for the many parks, playgrounds and all levels of schools (public, private and charter) all within walking distance. Schedule a showing today and make living in this stunning Marda Loop home a reality!

Built in 2009

Essential Information

MLS® #	A2126238
Price	\$1,099,900
Sold Price	\$1,052,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2238 31 Avenue Sw
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Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	July 23rd, 2024
Days on Market	54
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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