

\$849,900 - 1706 31 Street Sw, Calgary

MLS® #A2135086

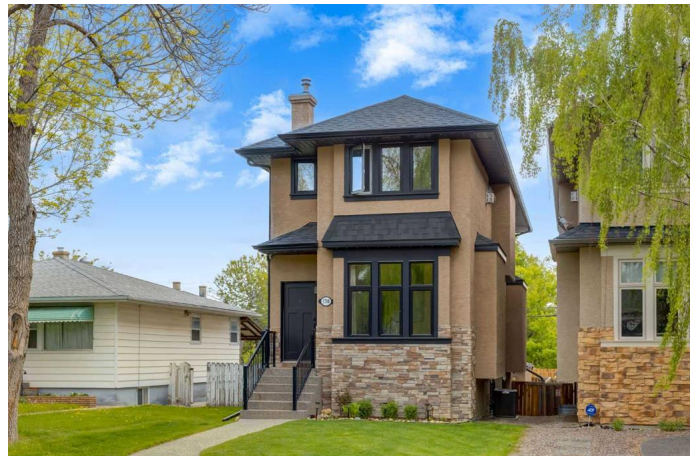
\$849,900

4 Bedroom, 4.00 Bathroom, 1,848 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Proudly presenting, this stunning Shaganappi single family house with a walkout basement! The NEW triple pane windows, tankless hot water heater, and high efficiency water softener are just some of the many upgrades in this home. This is a lot of house! With nearly 2600 total ft², along with the luxury of high ceilings, central A/C, and a private yard with upper deck and lower patio! The primary bedroom has 2 walk-in closets, a gas fireplaces, vaulted ceilings and in floor heat... even in the shower! The other bedrooms on the upper level are good sized and they each have a walk-in closet, the storage in this house is brilliantly thought out. Outside, you'll find a double garage, poured concrete patio, yard space and permanent exterior lights add convenience and charm, along with some fun & creativity when programming your lights to suit the season. Located just off 17th avenue you'll be downtown in no time, you're also Walking distance to Nicholls public library, Killarney aquatic centre, Shaganappi golf course, Alexander Ferguson elementary school and Calgary montessori school. Of course being in the SW, you can pop out to the mountains quickly to enjoy nature and get all that fresh air, it really is a no-brainer! This gem won't last long, we would invite you to check out the last picture in the photo gallery for a detailed list of updates and when they were done. We're happy to accommodate any of your showing needs, and are excited for the next owners of this immaculate home!



Built in 2004

Essential Information

MLS® #	A2135086
Price	\$849,900
Sold Price	\$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,848
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1706 31 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	July 6th, 2024
Days on Market	31
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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