

\$939,900 - 2025 31 Street Sw, Calgary

MLS® #A2135756

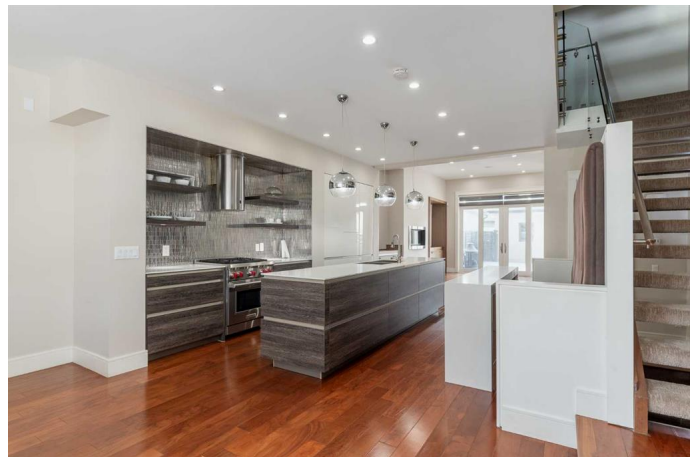
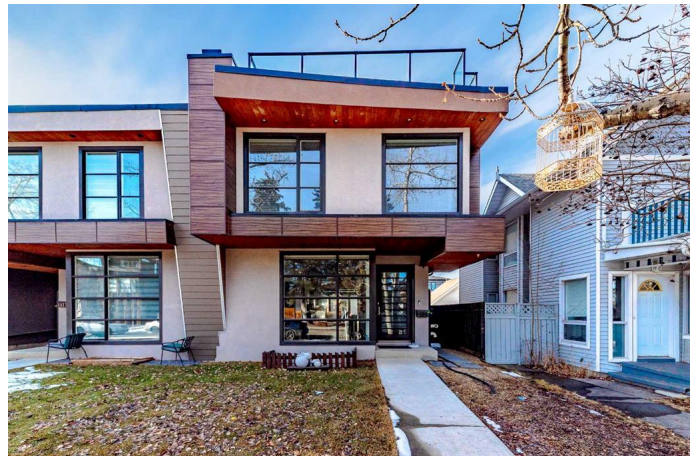
\$939,900

4 Bedroom, 4.00 Bathroom, 2,273 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this modern 3 storey home located on a quiet street in the sought-after community of Killarney. The home is just minutes to trendy neighbourhood hot spots, the Killarney Aquatic & Rec Centre, Parks and LRT, easy access to 17th Avenue & Bow Trail, Westbrook Mall & LRT, Shaganappi Point golf course & downtown. Loaded with almost 3000 sqft of contemporary living space and fully finished from top to bottom! The open concept allows for the sun to shine in with hardwood floors throughout the main level to ceiling windows, luxurious high ceilings on the main level and glass railing all the way up to the LOFT! Features hardwood flooring, custom Quartz countertops, a built-in breakfast nook, stainless steel backsplash, WOLF & Bloomberg appliances, HIS & HERS refrigerators, and 2 built in WET BARS. The second floor boasts the spacious master bedroom with 5pc ensuite bathroom which is a haven of luxury, featuring a skylight that bathes the space in natural light. Indulge in relaxation with the free-standing insulated soaker tub and glass shower, a walk-in closet, the second & third bedrooms plus a laundry room with a clothes folding counter & sink. The upper level contains a loft that is ideal as a family room or can make a great home office with plenty of windows & a built-in wet bar. The loft leads to the outdoor private deck where your family can enjoy summer night entertainment or a cup of morning coffee before you start your day. The lower level



includes a roomy media area that is overlooked by a built-in bar& steps away from the fourth bedroom & bathroom that are the finishing touches to the fully developed area. Cedar and AL13 paneling complete the exterior. The double detached garage has space for 2 cars & thereâ€™s room to relax on the west facing deck. This home is spectacular from END to END! This prime location is ready to move-in and complete for any family. Call your favorite realtor today for your own private viewing.

Built in 2012

Essential Information

MLS® #	A2135756
Price	\$939,900
Sold Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,273
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2025 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 19th, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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