

\$1,099,000 - 2202 31 Avenue Sw, Calgary

MLS® #A2137490

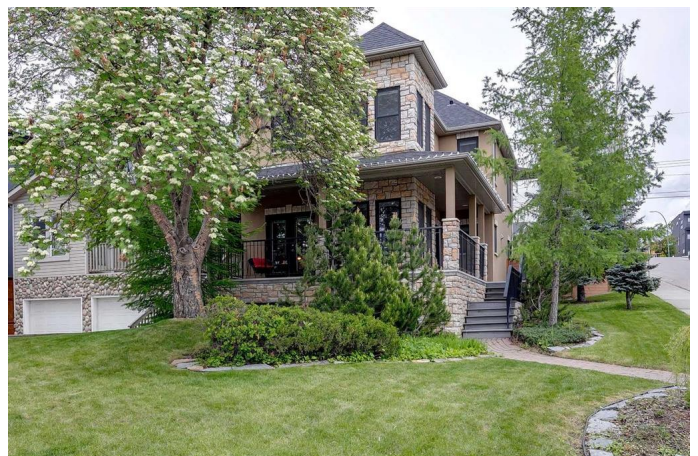
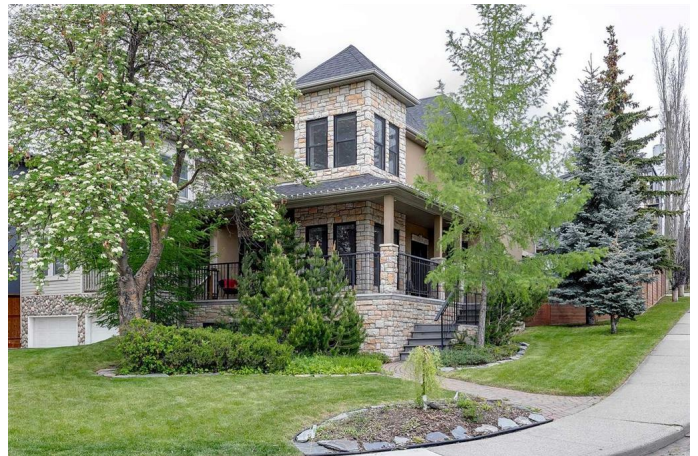
\$1,099,000

4 Bedroom, 4.00 Bathroom, 1,736 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Located just blocks from the vibrant Marda Loop, this John Haddon designed traditional stone and stucco home offers stunning curb appeal with a wrap-around porch and hilltop views from the second level. Situated on a corner lot the house benefits from the extra city land to the east, giving it a much larger feel, and added natural light throughout from the side windows. Inside, the recently renovated kitchen features new cabinets, stainless steel appliances and a large island with bar height counter. The cozy family room, complete with a fireplace, provides a perfect spot for relaxation. The home includes four bedrooms, three of which are upstairs, including a large primary bedroom with seating area with views and a generous walk-in closet. Two full baths on the upper level have been updated with new cabinets. The basement is a versatile space, featuring a gym with mirrors, a large steam room, a full bar with a dishwasher and a full-sized fridge, a forth bedroom, all illuminated by deep windows for maximum light. The professionally landscaped, low-maintenance private backyard is great for entertaining. The detached garage is generously sized 23x21ft. The quality of the home is evident in the consistency of the temperature throughout and is fully air-conditioned, ensuring comfort throughout the year. This beautiful property offers an ideal blend of traditional charm and modern amenities in a prime location!



Built in 1995

Essential Information

MLS® #	A2137490
Price	\$1,099,000
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,736
Acres	0.09
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2202 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Rear Drive

Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, Steam Room
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Water Distiller, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mixed

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 23rd, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.