

# \$820,000 - 2429 31 Street Sw, Calgary

MLS® #A2138565

**\$820,000**

4 Bedroom, 4.00 Bathroom, 1,674 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Nestled in the heart of Killarney/Glengarry, this stunning four-bedroom, four-bathroom home is a masterpiece of contemporary design. Upon entering, you are greeted by an expansive open-concept living area, seamlessly integrating the living room, dining space, and a state-of-the-art kitchen. The kitchen boasts granite countertops, stainless steel appliances, and a spacious island, perfect for casual dining and entertaining. Natural light floods the space through large windows, highlighting the elegant hardwood floors and modern finishes throughout. The main floor also features a cozy den/office space at the rear of the home. The primary bedroom is a serene retreat, featuring vaulted ceilings, a walk-in closet and an en-suite bathroom with a luxurious soaking tub and a separate shower. Two additional bedrooms offer ample space for family, guests, or a home office, each with generous closet space and easy access to the stylish second bathroom. Step outside to the beautifully landscaped west facing backyard, an ideal oasis for relaxation and outdoor gatherings. The patio area is perfect for summer barbecues, while the lush lawn provides plenty of space for children and pets to play. The basement is fully finished with a large rec room, bathroom and plenty of storage. Additional features include a two-car garage, a laundry room with extra storage, climate controlled cold room/wine cellar. Recent replacements include: Hot Water Tank (2018), Sump Pump (2016), Roof (2017), A/C (2018).



Situated close to all levels of schools, parks, shopping centers, and dining options. Only minutes away from the Downtown Core, 17th Avenue and public transit, this home offers the perfect blend of comfort, convenience, and contemporary style. Don't miss the opportunity to make this exquisite property your new home.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2138565    |
| Price          | \$820,000   |
| Sold Price     | \$862,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,674       |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2429 31 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2N6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan                                                         |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Paved, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding             |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 6th, 2024  |
| Date Sold      | June 17th, 2024 |
| Days on Market | 11              |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

## Listing Details

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

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