

\$829,900 - 2006 31 Avenue Sw, Calgary

MLS® #A2140859

\$829,900

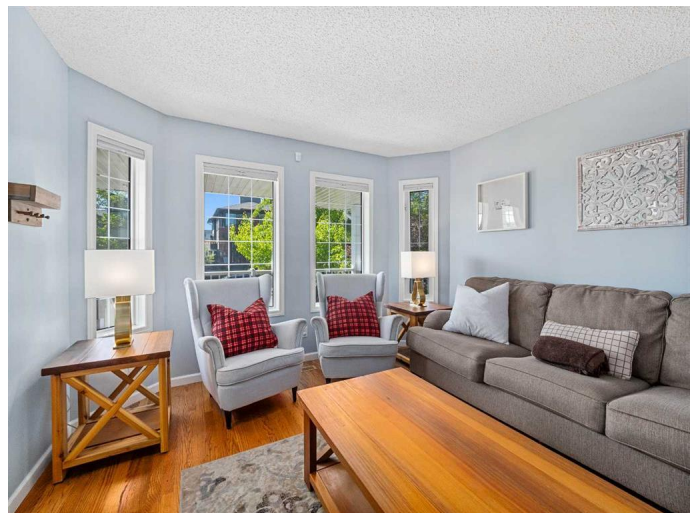
4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Located just steps from the vibrant Marda Loop Hub, this beautiful home offers the perfect space for either a single professional, a couple starting their life journey as a family unit or a family altogether - lots of room to grow here. From the moment you arrive, you will notice great curb appeal with the tastefully selected color palette and accents. The exterior was upgraded in 2020 with Hardie board siding for a long lasting look and durability. The interior of the home offers oak hardwood floors throughout the main level, and an open floor plan - perfect for gatherings!

The kitchen features an upgraded version of most homes of this era with rift oak custom cabinetry including a pull-out pantry, granite counter tops (lots of counter space), 5-burner gas Bosch cooktop, range hood with stainless steel backsplash, Wall oven, Built-in microwave + more, and opens onto both the nook area and dining room. The south exposed living room windows allow a great deal of sunlight to stream in and the nook area overlooks a well manicured backyard that features a composite deck, storage shed, concrete walkway/path to access the double detached garage, and planter box for your favorite flowers, herbs, etc. Moving on to the second floor of the house you will experience a generously-sized primary bedroom fit for a king-sized bed, lots of closet space and a 4-piece ensuite bathroom with a seamless entry walk in steam shower, heated floors, and dual vanities - a spa-like vibe and experience.



There are 2 additional bedrooms on this level that share a 4-piece bathroom with heated-tiled floors and dual access from the hallway and direct-access to one of the bedrooms - a great convenience! The stairs and upper level are finished with laminate floors, helping to keep those allergens at bay. The basement comes equipped with a 4th bedroom, family room, 3-piece bathroom and laundry. Other recent upgrades/updates include: hot water tank (2018), New heated tile controllers (2023), New washer and dryer (2022), and paved back lane.

Built in 1994

Essential Information

MLS® #	A2140859
Price	\$829,900
Sold Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2006 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Landscaped, Level, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 12th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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