

\$975,000 - 2001 31 Street Sw, Calgary

MLS® #A2142692

\$975,000

3 Bedroom, 3.00 Bathroom, 1,525 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

DEVELOPERS AND INVESTORS! This is a PRIME RE-DEVELOPMENT SITE for a LOW-DENSITY MULTI-FAMILY project. On an OVERSIZED 50' X 120' FLAT, CORNER LOT with a sunny WEST-FACING BACKYARD. Already ZONED RCG with NO CITY TREES on the property saving you time and money. Electrical poles won't affect future development. Ideally located with a PAVED BACK LANE just a 3 MINUTE WALK TO THE BUS STOP and a 10 MINUTE WALK TO WESTBROOK LRT STATION. Currently on the property is a very well maintained bungalow built in 1991 with an ILLEGAL BASEMENT SUITE to help minimize carrying costs prior to development starting. The main floor is spacious and bright with wood detailing and clever built-ins. Spacious and well laid out the kitchen features extended cabinetry, loads of counter space, stainless steel appliances and access to the covered patio, simplifying summer barbeques. Relaxation is invited in the huge living room with 3 large windows that only a corner lot can provide spilling in sunshine. The primary bedroom has its own private 3-PIECE ENSUITE, a large WALK-IN CLOSET and access to the COVERED DECK for peaceful morning coffees or evening beverages. A second spacious bedroom, a 4-piece bathroom and a laundry room with sink completes this level. SEPARATE ENTRANCES and SEPARATE LAUNDRY add to the privacy of the finished basement. Equipped with a convenient kitchenette in the



common area and large shared storage area. The 1 bedroom illegal suite includes a full kitchen with a dishwasher, in-suite laundry and a 4-piece bathroom. Enjoy the peace of mind of the MID-EFFICIENCY DUAL FURNACE with separate heating controls for the main floor and lower illegal suite . The oversized lot allows for a huge backyard, fully-fenced with level landscaping, soaring trees, paver stone walkways and an expansive covered deck to enjoy in almost any weather. An OVERSIZED DOUBLE DETACHED GARAGES adds to you convenience. Advantageously located within walking distance to schools, transit, shops, restaurants, the Killarney Aquatic and Recreation Centre and the multitude of amenities along 17th Avenue. Don't miss out on this outstanding opportunity with unlimited potential!

Built in 1991

Essential Information

MLS® #	A2142692
Price	\$975,000
Sold Price	\$1,063,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,525
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2001 31 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, Paved

Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Range Hood, Washer
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	Full
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Paved
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 19th, 2024
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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