

\$920,000 - 2632 31 Street Sw, Calgary

MLS® #A2145352

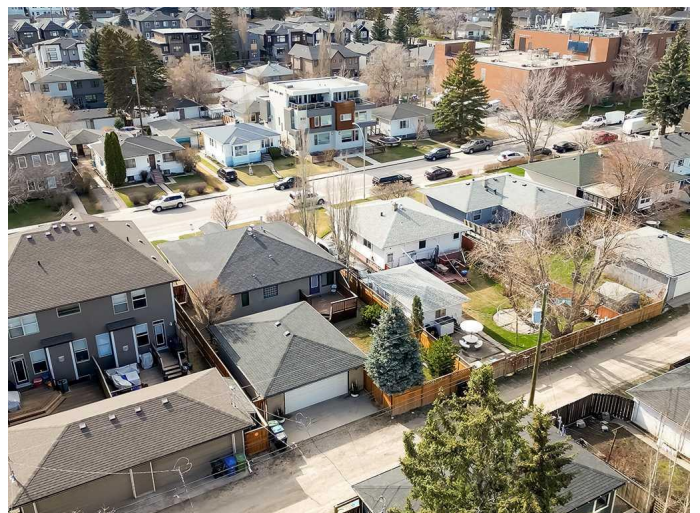
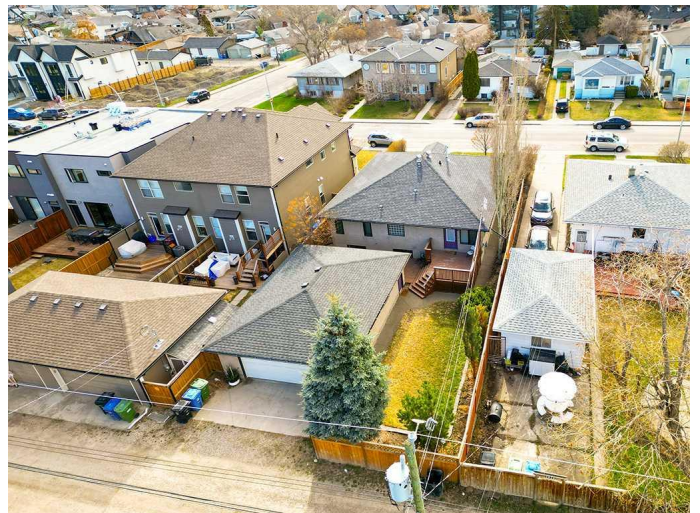
\$920,000

3 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Attention builders and developers this home sits on a 50' x 120' DC zoned lot on a quiet street in the sought-after inner city community of Killarney just steps from parks, schools, numerous amenities and transit. Alternatively, for those homeowners looking for a large inner city bungalow with a huge oversized garage, this is your opportunity. This renovated open-concept floor-plan bungalow boasts a front living room, bathed in natural light from a large picture window and is accented by a corner gas fireplace trimmed in tile. The adjacent dining room flows into the rear kitchen, which boasts stainless steel appliances, tiled backsplash, corner pantry, island with an eating bar and a patio door leading out onto the rear deck. In addition, the main floor features two bedrooms and an office, with the primary bedroom offering a walk-in closet and a luxurious five-piece ensuite with heated floors. Conveniently, the laundry room is also located on the main floor. Gleaming hardwood floors throughout enhance the main level's elegance. The fully finished basement, with large windows, provides ample space for a family room, custom wet bar, second gas fireplace, bathroom, gym or flex space, recreation room, and a third bedroom. The oversized double garage is perfect for car enthusiasts, mechanics, carpenters, or extra storage. This picturesque property in an ultra-convenient location is ideal for owner occupancy, investors looking for an executive rental, or



builders who can have the luxury of rental income while plans and permits are obtained.

Built in 1953

Essential Information

MLS® #	A2145352
Price	\$920,000
Sold Price	\$913,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2632 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N7

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized

Interior

Interior Features	Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 15th, 2024
Days on Market	17
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.