

\$1,699,900 - 1706 31 Avenue Sw, Calgary

MLS® #A2149084

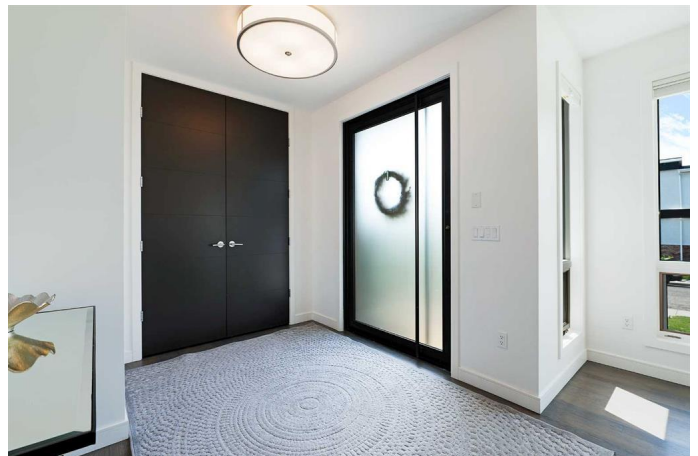
\$1,699,900

5 Bedroom, 6.00 Bathroom, 3,943 sqft

Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Designed by Paul Lavoie, this chic, sophisticated 4+1 bedroom family home located on a quiet street in sought-after South Calgary, offers over 5500 sq ft of luxurious developed living space. The open main level presents hardwood floors, high ceilings & is illuminated with recessed lighting & stylish light fixtures showcasing the front formal dining room with ample space to host a family gathering or dinner party. Steps away, is the kitchen that's tastefully finished with a huge island/eating bar, sleek white cabinetry & high-end appliance package. The living room with stunning floor to ceiling fireplace is open to the kitchen. A mudroom & 2 piece powder room completes the main level. The second level is a perfect space for the kids, hosting 3 bedrooms, all with private ensuite baths. A bright loft area is ideal for a media room or sitting area. The finishing touch to the second level is a laundry room with sink & storage. The top level is dedicated to a true private primary oasis, featuring a sitting area with access to a private rooftop patio with beautiful views, 2 walk-in closets & a sumptuous 5 piece ensuite with dual sinks, a relaxing freestanding soaker tub & oversized shower. Basement development includes a family/media room complete with wet bar & large wine cellar, gym/flex room, fifth bedroom with walk-in closet & a 3 piece bath with steam shower. Other notable features include an elevator for easy access to all levels, central air conditioning & built-in ceiling speakers.



Outside, enjoy the beautifully landscaped gardens & private back yard with patio, charming outdoor fireplace & access to the triple detached garage. The location can't be beat – steps to the community centre, walking distance to River Park & vibrant Marda Loop & close to excellent schools, shopping, public transit & easy access to downtown via 14th Street.

Built in 2016

Essential Information

MLS® #	A2149084
Price	\$1,699,900
Sold Price	\$1,750,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,943
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1706 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S5

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 23rd, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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