

\$864,900 - 2239 31 Avenue Sw, Calgary

MLS® #A2154118

\$864,900

2 Bedroom, 3.00 Bathroom, 1,680 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

This is not your cookie cutter home. If the attributes of quality built, cost efficiency, architecturally designed, low maintenance & walkability appeals to you, then this is a home you will absolutely fall in love with. All this in the safe and vibrant community of Richmond in Marda Loop. Architecturally designed by David Ferguson, the use of windows and natural materials provides rooms with a light and inviting coziness, additional design elements give the home an edgy urban vibe. The bright main level presents polished concrete floors with radiant in-floor heating/cooling & 9â€™™ ceilings that showcase the living room with cozy wood burning fireplace which seamlessly flows into the Scandinavian inspired kitchen tastefully finished with concrete counters, eating bar, plenty of storage space & stainless-steel appliances, including a Liebherr fridge & Bosch convection oven, 5 burner induction cooktop, microwave & dishwasher. The dining area with access to the balcony provides ample space to host a family gathering or dinner party. Completing the main level is a comfortable den/office with built-in desk. The second level, also with concrete floors, hosts 2 primary suites, each with a private balcony, walk-in closet & private 4 piece ensuite, both with sensor faucets & on-demand hot water. The larger bedroom ensuite includes a deep soaker tub & separate glass shower with oversized rain head & rinse wand. The second bedroom ensuite boasts a reclaimed clawfoot



soaker tub with shower head. The laundry area includes Asko washer & dryer & custom built-in storage units. The FULLY DEVELOPED WALK-OUT BASEMENT includes a media room with built-in sound system, custom built-in storage unites & office/computer area. A 2 piece powder room, storage room & mudroom with walk-out to the heated garage are the finishing touches to the basement. Other notable features include triple pane windows, insulated concrete & SIP construction, under slab IPS insulation & external use of thermal mass to retain & distribute heat. The reversible Geothermal system keeps the home warm in winter & cool in the summer months. There's also a full PV solar system with 21 solar panels. The EDPM roof was recently redone & has a life span of 40-50 years. Continuous fresh air intake via the Earth-Tub system & heat recovery ventilators provide superior indoor air quality. A built-in sound system on every level can be controlled independently by the Sonos App & the heating/cooling system uses the Loxone App. Outside, enjoy low maintenance landscaping with bark mulch, ornamental grasses, fragrant lilac bushes, elm tree & evergreens. This environmentally friendly home is beautifully located walking distance to vibrant Marda Loop & close to schools, shopping, public transit & has easy access to Crowchild Trail.

Built in 2011

Essential Information

MLS® #	A2154118
Price	\$864,900
Sold Price	\$860,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,680
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2239 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T7

Amenities

Parking Spaces	1
Parking	Heated Garage, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Geothermal, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Irregular Lot, Yard Lights

Roof	Membrane, Rubber
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 14th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.