

# \$1,250,000 - 1735 31 Avenue Sw, Calgary

MLS® #A2162275

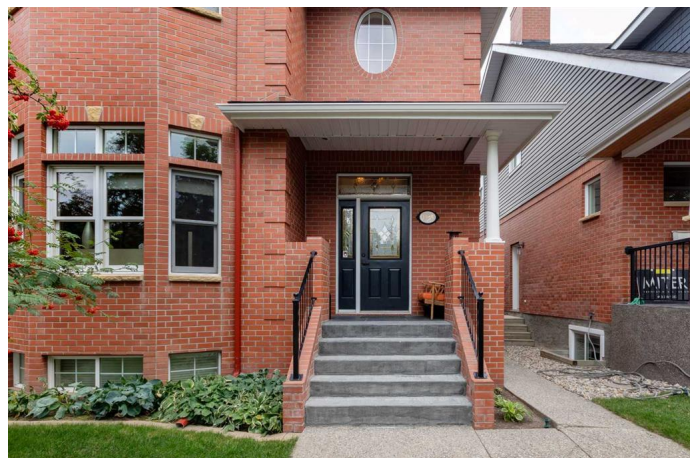
**\$1,250,000**

3 Bedroom, 4.00 Bathroom, 2,286 sqft

Residential on 0.10 Acres

South Calgary, Calgary, Alberta

Welcome to your inner-city dream home, ideally located on one of South Calgary's most sought-after streets. As you enter this beautiful home, you'll be welcomed by soaring ceilings and elegant hardwood floors, setting a refined tone for the rest of the home. The entry opens to a formal living and dining area that flows seamlessly into a bright, airy kitchen and family room. The kitchen, a chef's dream, boasts ample counter space and a convenient pull-up counter. With natural light streaming in, it's an entertainer's paradise. The large family room, featuring a cozy gas fireplace and in-floor heating, offers ultimate comfort. Upstairs, the luxurious primary suite serves as a private retreat, complete with a spacious ensuite bathroom featuring heated floors and an oversized air jet tub. A generous walk-in closet and an adjacent laundry room add an extra level of convenience. The expansive office and sitting area provide flexible space for work and relaxation or could easily be converted into a second upstairs bedroom. The lower level is perfect for families with older children, offering a huge entertainment room ideal for both play and relaxation. Two additional bedrooms and a full bathroom provide privacy and space for family or guests. A large room (currently used for storage) is easily adaptable as a third lower-level bedroom, and another room, currently roughed in for a sauna, offer versatile options. The basement also includes ample storage and a cold room. Outside, the private



landscaped yard creates a serene environment for outdoor enjoyment and gatherings. Located just a block from the new cSPACE Arts Centre, South Calgary Pool, Giuffre Family Library, public tennis courts, soccer fields, playgrounds, and more, this home offers unparalleled access to recreational amenities. The vibrant Marda Loop neighborhood is also just steps away, featuring a diverse selection of dining, shopping, and entertainment options. Donâ€™t miss the opportunity to make this impeccably maintained South Calgary home yours!

Built in 1998

**Essential Information**

MLS® #	A2162275
Price	\$1,250,000
Sold Price	\$1,225,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,286
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	1735 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Paved

## Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Built-in Barbecue, Garden, Outdoor Grill, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2024
Date Sold	September 20th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
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