

# \$699,900 - 1419 31 Street Sw, Calgary

MLS® #A2167947

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,332 sqft  
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

2 bedroom Legal Suite. A truly captivating property that checks all the boxes for comfortable living, investment potential, and a vibrant lifestyle in one of Calgary's most desirable neighborhoods. Walk into the foyer space which includes separate entrances to the main level as well as to the legal basement suite. The main floor features a renovated kitchen complete with recessed lighting, granite countertops, stainless steel appliances, deep, Under mount sink, white shaker, style, cabinetry, and full tile backsplash. The living room family room features, a gorgeous, full height, brick facing wood-burning fireplace, with large, full-size windows, overlooking the beautifully manicured front yard. The main floor also features a large bedroom, with glass sliding patio doors onto your own private deck and backyard space, the second bedroom on this level is a good size and features a large window and a deep closet. A four piece bath with full height shower surround and deep soaker tub, separate laundry, complete the main level. Upstairs you will find the spa inspired master retreat complete with a four piece, en-suite, deep soaker, tub and granite countertops, and a massive walk-in closet. The legal basement suite, has a similar layout and features a large kitchen with full height tile backsplash, white appliances and a dining room area just off the kitchen. A large family/living room with large windows, two separate bedrooms, both with deep closets, and an additional four piece bath, and



separate laundry. Escape to your private backyard oasis, where you can host delightful gatherings with friends or indulge in moments of tranquil relaxation amidst the beauty of nature, fully fenced and complete with a fire pit and additional parking out back. Walking distance to Westbrook Mall, and only two blocks away from Westbrook LRT. Prime location! Updates include new flooring, new paint, updated, electrical grid, new eaves, trough, new washer, and dryer in the basementâ€¦. With the option to live up and rent down or rent both units, this property offers the perfect blend of lifestyle and financial flexibility. Don't miss out on this extraordinary opportunity.

Built in 1978

**Essential Information**

MLS® #	A2167947
Price	\$699,900
Sold Price	\$695,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,332
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	1419 31 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3C 1N8
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## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Granite Counters, Laminate Counters, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 24th, 2024
Date Sold	October 5th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX House of Real Estate
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