

\$1,499,000 - 1812 31 Avenue Sw, Calgary

MLS® #A2177558

\$1,499,000

5 Bedroom, 5.00 Bathroom, 2,794 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, youâ€™re welcomed into a spacious formal dining room, ideal for entertaining. The chefâ€™s kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. The second bedroom features its own walk-in closet and a connected stylish bathroom. A charming reading nook or office area adds flexibility to the upper level. The top level is an entertainerâ€™s dream, with a bright open living area leading to a private balcony boasting stunning views, a wet bar, and a secondary primary bedroom with an ensuite and dual walk-in closetsâ€”one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in media center and wet bar, perfect for movie



nights or entertaining. An additional office space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers unparalleled luxury, functional space, and access to parks, shops, restaurants, and top-rated schools. This exceptional property is the perfect blend of modern design and comfort—don't miss out on the opportunity to make it yours. House is still under construction and will be completed in 3-4 weeks.

Built in 2024

Essential Information

MLS® #	A2177558
Price	\$1,499,000
Sold Price	\$1,498,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,794
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Sold

Community Information

Address	1812 31 Avenue Sw
Subdivision	South Calgary

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4C 3G6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Built-in Features, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Range Hood
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	November 8th, 2024
Date Sold	December 6th, 2024
Days on Market	27
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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