

\$1,099,900 - 2614 31 Street Sw, Calgary

MLS® #A2179392

\$1,099,900

4 Bedroom, 4.00 Bathroom, 1,977 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE Saturday December 7th 12-2PM! This meticulously crafted Modern Farmhouse is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced local builder that prioritizes layouts first, with beautifully accompanying aesthetics to match. Built-ins, high end tile, and engineered hardwood are just a few of the selections that make this home truly stand out. The main floor opens up into a foyer and adjoining dining room with big windows and a stunning large format tile feature wall. Transitioning into the chef's kitchen is a giant island with double sink and ample seating, full stainless steel Kitchenaid appliance package, and two built in pantries. The living room is off to the back and includes a gas fireplace and sliding glass patio door opening up onto the private back deck. The nearby mudroom is filled with tons of storage space and connects to a pathway leading out to the double detached garage. This floor is finished off by a functional powder room with another breathtaking integrated large format porcelain tile feature. Upstairs is the expansive primary bedroom, which includes 14 ft vaulted ceilings and is flooded with natural light by the large west-facing arched window. It also includes a giant walk-in closet and a lavish makeup/vanity station that optimizes additional storage. The attached ensuite comes with a standup shower with a steam unit, double vanity, free standing soaker tub with a standing bath filler system, plus



in-floor heating. Two additional huge bedrooms with walk-in closets, a full bathroom, and laundry room with a sink complete this level. Down in the basement is a media room with built-in shelving and wet bar area perfect for entertaining, as well as an enclosed home gym with a full length mirror and shock absorbing flooring. An additional bedroom and full bathroom are also down below. The basement is roughed-in for in-floor hydronic heating, and the mechanical room integrates both a high efficiency furnace and hot water tank. Additional upgrades included are rough-in for AC, upgraded insulation, sound proofing and HVAC vents, rough-in for electrical car charger in the garage, and a NEST smart thermostat. This home is in the beautiful inner city community of Killarney, mere minutes away from green spaces and recreation opportunities, restaurants, shopping, 17th Avenue, and quick drive to the Downtown Core.

Built in 2024

Essential Information

MLS® #	A2179392
Price	\$1,099,900
Sold Price	\$1,078,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,977
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2614 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Vaulted Ceiling(s), Wired for Data
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Oven, Gas Cooktop, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 12th, 2024
Days on Market	27
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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