

\$1,300,000 - 1739 31 Avenue Sw, Calgary

MLS® #A2180374

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,341 sqft

Residential on 0.10 Acres

South Calgary, Calgary, Alberta

Phenomenally updated and meticulously maintained dream home on a corner lot in the prestigious community of South Calgary! This stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes and lavish designer style. You can have it all living here – a quiet retreat with high-end upgrades that include central air conditioning, built-in speakers, wide plank engineered hardwood, 2 furnaces, 2 hot water tanks and a tranquil south-facing backyard oasis plus mere moments to the excitement in trendy Marda Loop. The beautiful curb appeal is highlighted by an expansive full-width porch enticing peaceful morning coffees. Bayed corner windows stream natural light into the dining room with designer lighting and built-in speakers set the mood of your choice while entertaining. Stunningly updated, the kitchen was designed with the household's chef in mind featuring quartz countertops, a gas stove, soft-close cabinetry, a casual eating bar and a bayed nook for extra meal space. The expansive living room accommodates nights spent unwinding and entertaining alike. Beautiful built-ins with a serving station and bar fridge make drink refills a breeze. The gas fireplace provides a warm atmosphere while the wall of glass showcases the gorgeous backyard. Ample space for king-sized furniture awaits in the huge primary bedroom on the upper level complete with a large walk-in closet and an opulent ensuite boasting in-floor



heating, dual sinks and a soothing soaker tub. Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom also with in-floor heating. Laundry conveniently completes this level. Gather in the finished basement and come together over a good movie, a friendly game or engaging conversations in the large rec room that is expertly designed to be the perfect extension of the home with a second fireplace and loads of flexible space. Also on this level is a 4th guest bedroom and another full bathroom with in-floor heating. Outdoor enthusiasts will love the amazing backyard haven that includes a massive deck nestled around the outdoor gas fireplace and stone feature wall creating a wonderful outdoor oasis for relaxing or convening with friends. The lovely backyard also enjoys a decorative fence, a privacy screen and professional landscaping with numerous trees, shrubs, perennials and a built-in sprinkler system. The cherry on top of this sensational property is the oversized, insulated and drywalled double car garage that leads to a paved back lane. This exceptional home is in an outstanding location mere minutes to diverse shops and award-winning restaurants, as well as schools, multiple parks and the walking paths that wind along the Elbow River. Truly a breathtaking home in an unsurpassable location!

Built in 1998

Essential Information

MLS® #	A2180374
Price	\$1,300,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,341
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1739 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized, Paved

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Gas Water Heater, Humidifier
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	November 22nd, 2024
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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