# \$1,000,000 - 2809 31 Street Sw, Calgary

MLS® #A2206000

# \$1,000,000

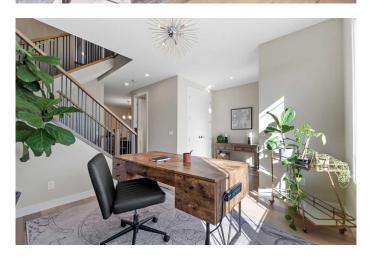
4 Bedroom, 4.00 Bathroom, 1,868 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A Rare Inner City Gem! Opportunities like this don't come often! Nestled on an ultra-rare inner-city cul-de-sac in the heart of Killarney, this stunning modern home offers the perfect blend of quiet suburban-style living with all the conveniences of downtown just minutes away. Enjoy peaceful surroundings while being steps from top-rated schools, shopping, transit, and the vibrant downtown core. Step inside to discover an executive front office/flex space bathed in natural lightâ€"ideal for remote work or a stylish library retreat. Beautiful hardwood floors flow throughout the main level, adding warmth and elegance to the space. At the heart of the home, the gourmet kitchen is a chef's dream, featuring quartz countertops, sleek two-toned full-height cabinetry, under-cabinet lighting, premium stainless steel appliances, and a spacious island perfect for casual dining or entertaining. The kitchen seamlessly connects to the dining area and a sunlit family room, where a cozy fireplace sets the scene for relaxed evenings. A well-appointed mudroom with built-in cabinets and storage keeps everything organized, while sliding doors lead to your west-facing deckâ€"ideal for summer BBQsâ€"overlooking a spacious backyard and a detached double garage. Upstairs, the primary retreat offers a true escape with a spa-like 5-piece ensuite featuring a soaker tub and glass shower, a spacious walk-in closet, and the convenience of an upper-level laundry room. Two additional bedrooms (one with a







walk-in closet) share a stylish main bathroom. The fully developed basement is an entertainer's dream, thoughtfully designed for both sports fans and movie lovers alike. A sleek wet bar with built-in shelving and an island makes it easy to serve up drinks and snacks while hosting friends and family. The spacious recreation room is set up for the ultimate viewing experience, whether you're cheering on your favorite team or settling in for a cozy movie night. A large fourth bedroom and a full bathroom complete this level, making it an ideal retreat for guests. Other standout features of this home include a high-efficiency air conditioning system to keep you cool all summer long and enhanced soundproofing between units, ensuring a quiet and peaceful living experienceâ€"you'II never hear your neighbors! With over 2,500 sq. ft. of thoughtfully designed living space, this home is loaded with upgrades and offers a truly unmatched inner-city lifestyle. Don't miss this rare opportunity to live in one of Killarney's most exclusive locations!

#### Built in 2018

#### **Essential Information**

MLS® # A2206000 Price \$1,000,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,868

Acres 0.07

Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2809 31 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2N9

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters,

Soaking Tub

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator,

Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning DC

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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