

# \$950,000 - 2809 31 Street Sw, Calgary

MLS® #A2206000

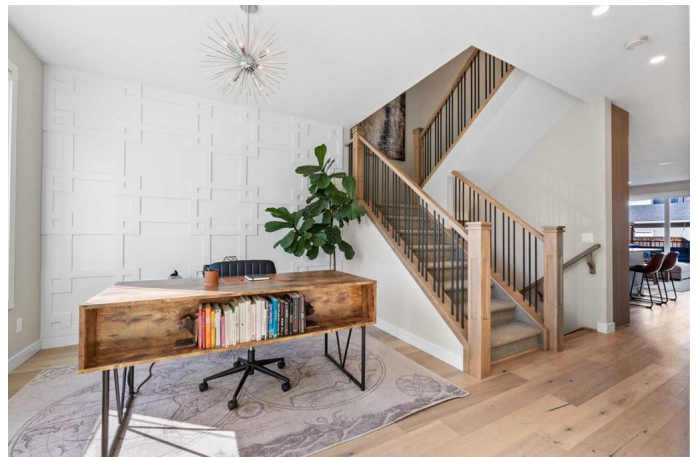
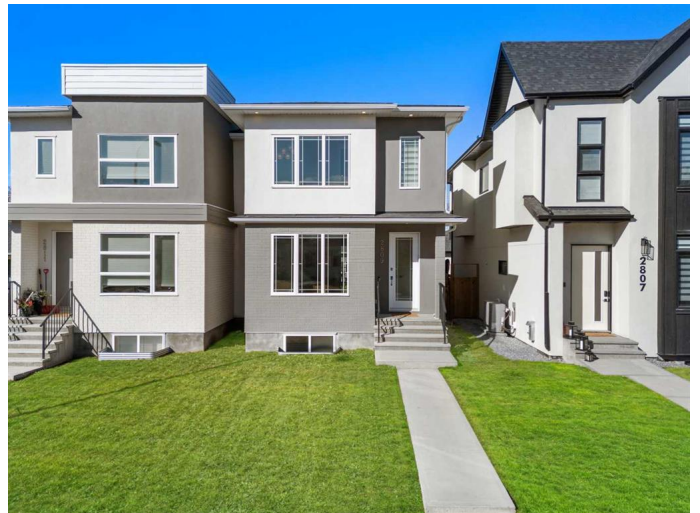
**\$950,000**

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 light—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 deck—ideal for summer BBQs—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 entertainerâ€™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€”youâ€™ll 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. Donâ€™t miss this rare opportunity to live in one of Killarneyâ€™s most exclusive locations!

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206000               |
| Price          | \$950,000              |
| 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 | 25               |
| Zoning         | DC               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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