



THE
A-TEAM

**RE/MAX
FIRST**

2632 31 Street, Calgary T3E 2N7

MLS®#: **A2109748**

Area: **Killarney/Glengarry**

Listing Date: **02/23/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **-\$44k, 13-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,540**
Low Sqft:
Ttl Sqft: **1,540**

DOM

86
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,See Remarks**
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bar,Kitchen Island,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`3" x 11`3"
Living Room	Main	15`5" x 11`10"
Bedroom	Main	10`8" x 8`9"
Laundry	Main	11`9" x 4`10"
Game Room	Basement	14`4" x 9`10"
5pc Ensuite bath	Main	
3pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	13`7" x 9`4"
Bedroom	Main	13`1" x 11`1"
Office	Main	13`6" x 7`9"
Family Room	Basement	16`10" x 11`3"
Bedroom	Basement	20`9" x 10`5"
2pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

1855W

Remarks

Pub Rmks: **Fabulous expansive renovated inner city bungalow in the ultra sought-after community of Killarney, this wonderful bungalow sits on a 50' x 120' DC zoned lot. The open-concept main floor boasts a front living room with a huge picture window allowing for loads of natural light and is accented by a corner-tiled trimmed gas fireplace. Adjacent dining room leads to the rear kitchen which showcases stainless steel appliances, tiled backsplash, corner pantry, island with eating bar and a patio door leading out onto the rear deck. In addition, the main floor features two bedrooms and an office with the primary bedroom having a walk-in closet and an executive five-piece ensuite with heated floors. The laundry room is conveniently located on the main floor. Gleaming hardwood floors throughout highlight the main floor. A fully finished basement with large windows offers a family room, custom wet bar, second gas fireplace, bathroom, gym or flex space, recreation room and third bedroom. Huge oversized double garage is a dream for car enthusiasts, mechanics, and carpenters or ideal for extra storage. A picturesque property in an amazing ultra-convenient location ideal for owner occupancy, investor or builder.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















