



THE
A-TEAM

**RE/MAX
FIRST**

2632 31 Street, Calgary T3E 2N7

MLS® #: **A2145352** Area: **Killarney/Glengarry** Listing Date: **06/28/24** List Price: **\$920,000**
 Status: **Active** County: **Calgary** Change: **None** 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:
 Access:
 Lot Feat: **Back Lane,Back Yard,See Remarks**
 Park Feat: **Alley Access,Double Garage Detached,Oversized**

Finished Floor Area
 Abv Sqft: **1,540**
 Low Sqft:
 Ttl Sqft: **1,540**

DOM
7
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **4**

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	Room	Level	Dimensions
Kitchen	Main	17`3" x 11`3"	Dining Room	Main	13`7" x 9`4"
Living Room	Main	15`5" x 11`10"	Bedroom	Main	13`1" x 11`1"
Bedroom	Main	10`8" x 8`9"	Office	Main	13`6" x 7`9"
Laundry	Main	11`9" x 4`10"	Family Room	Basement	16`10" x 11`3"
Game Room	Basement	14`4" x 9`10"	Bedroom	Basement	20`9" x 10`5"

**5pc Ensuite bath
3pc Bathroom**

**Main
Basement**

2pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

1855W

Remarks

Pub Rmks: **Attention builders and developers this home sits on a 50' x 120' DC zoned lot on a quiet street in the sought-after inner city community of Killarney just steps from parks, schools, numerous amenities and transit. Alternatively, for those homeowners looking for a large inner city bungalow with a huge oversized garage, this is your opportunity. This renovated open-concept floor-plan bungalow boasts a front living room, bathed in natural light from a large picture window and is accented by a corner gas fireplace trimmed in tile. The adjacent dining room flows into the rear kitchen, which boasts stainless steel appliances, tiled backsplash, corner pantry, island with an 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 offering a walk-in closet and a luxurious five-piece ensuite with heated floors. Conveniently, the laundry room is also located on the main floor. Gleaming hardwood floors throughout enhance the main level's elegance. The fully finished basement, with large windows, provides ample space for a family room, custom wet bar, second gas fireplace, bathroom, gym or flex space, recreation room, and a third bedroom. The oversized double garage is perfect for car enthusiasts, mechanics, carpenters, or extra storage. This picturesque property in an ultra-convenient location is ideal for owner occupancy, investors looking for an executive rental, or builders who can have the luxury of rental income while plans and permits are obtained.**

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

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















