



THE
A-TEAM

**RE/MAX
FIRST**

1735 31 Avenue, Calgary T2T 1S6

MLS®#: **A2162275** Area: **South Calgary** Listing Date: **09/11/24** List Price: **\$1,250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,154 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,286**
 Low Sqft:
 Ttl Sqft: **2,286**

DOM

8
Layout
 Beds: **3 (1 2)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Alley Access,Double Garage Detached,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Built-in Barbecue,Garden,Outdoor Grill,Private Entrance,Private Yard**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 9`8"
Family Room	Main	23`5" x 14`9"
Kitchen	Main	17`10" x 13`11"
2pc Bathroom	Second	2`10" x 6`6"
Bonus Room	Second	13`10" x 14`6"
Laundry	Second	6`7" x 7`9"

Room	Level	Dimensions
Dining Room	Main	16`6" x 10`10"
Foyer	Main	6`5" x 5`10"
Living Room	Main	14`3" x 15`3"
5pc Ensuite bath	Second	10`1" x 14`8"
Bedroom - Primary	Second	16`11" x 14`7"
Walk-In Closet	Second	6`7" x 13`0"

3pc Bathroom	Lower	10`3" x 5`8"	Bedroom	Lower	11`6" x 13`7"
Bedroom	Lower	12`1" x 14`7"	Other	Lower	14`1" x 13`4"
Game Room	Lower	19`5" x 14`10"	Storage	Lower	9`0" x 5`11"
Furnace/Utility Room	Lower	5`11" x 4`5"	Furnace/Utility Room	Lower	8`3" x 14`7"
Storage	Lower	8`10" x 4`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **4479P**

Remarks

Pub Rmks: **Welcome to your inner-city dream home, ideally located on one of South Calgary's most sought-after streets. As you enter this beautiful home, you'll be welcomed by soaring ceilings and elegant hardwood floors, setting a refined tone for the rest of the home. The entry opens to a formal living and dining area that flows seamlessly into a bright, airy kitchen and family room. The kitchen, a chef's dream, boasts ample counter space and a convenient pull-up counter. With natural light streaming in, it's an entertainer's paradise. The large family room, featuring a cozy gas fireplace and in-floor heating, offers ultimate comfort. Upstairs, the luxurious primary suite serves as a private retreat, complete with a spacious ensuite bathroom featuring heated floors and an oversized air jet tub. A generous walk-in closet and an adjacent laundry room add an extra level of convenience. The expansive office and sitting area provide flexible space for work and relaxation or could easily be converted into a second upstairs bedroom. The lower level is perfect for families with older children, offering a huge entertainment room ideal for both play and relaxation. Two additional bedrooms and a full bathroom provide privacy and space for family or guests. A large room (currently used for storage) is easily adaptable as a third lower-level bedroom, and another room, currently roughed in for a sauna, offer versatile options. The basement also includes ample storage and a cold room. Outside, the private landscaped yard creates a serene environment for outdoor enjoyment and gatherings. Located just a block from the new cSPACE Arts Centre, South Calgary Pool, Giuffre Family Library, public tennis courts, soccer fields, playgrounds, and more, this home offers unparalleled access to recreational amenities. The vibrant Marda Loop neighborhood is also just steps away, featuring a diverse selection of dining, shopping, and entertainment options. Don't miss the opportunity to make this impeccably maintained South Calgary home yours!**

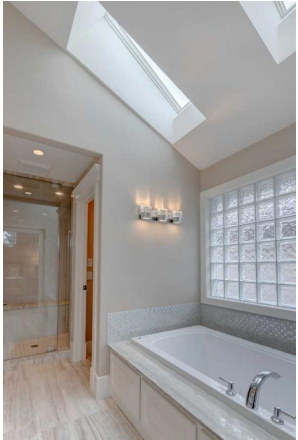
Inclusions: **Main floor and basement TVs, mounts and speakers are included.**
 Property Listed By: **RE/MAX Realty Professionals**

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













1735 31 Ave SW, Calgary, AB

Main Floor Exterior Area 1327.21 sq ft
Interior Area 1220.76 sq ft



0 5 10 ft PREPARED: 2024/05/05

White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1735 31 Ave SW, Calgary, AB

2nd Floor Exterior Area 959.16 sq ft
Interior Area 888.16 sq ft



0 4 8 ft PREPARED: 2024/05/05

White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1735 31 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 193.23 sq ft
Interior Area 1220.85 sq ft

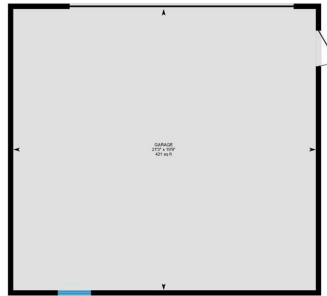


0 4 8 ft PREPARED: 2024/05/05

White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1735 31 Ave SW, Calgary, AB

Detached Garage Exterior Area 43.28 sq ft
Interior Area 420.54 sq ft



0 2 4 ft PREPARED: 2024/05/05

White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.