



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2036 31 Avenue, Calgary T2T 1T2**

MLS®#: **A2163136**      Area: **South Calgary**      Listing Date: **09/12/24**      List Price: **\$1,229,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,121 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,900**  
 Low Sqft:  
 Ttl Sqft: **1,900**

DOM

**82**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **In Floor,Forced Air,Natural Gas**      Flooring: **Concrete,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Skylight(s),Sump Pump(s),Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`2" x 3`11"	Kitchen	Main	15`8" x 11`10"
Pantry	Main	3`6" x 3`5"	Living Room	Main	14`11" x 13`8"
Dining Room	Main	10`11" x 10`11"	Other	Main	8`5" x 7`2"
2pc Bathroom	Main	6`6" x 4`8"	Bedroom - Primary	Upper	13`8" x 12`1"
Walk-In Closet	Upper	10`3" x 6`11"	5pc Ensuite bath	Upper	13`3" x 3`8"
5pc Ensuite bath	Upper	10`8" x 5`5"	Bedroom	Upper	14`10" x 11`2"

Walk-In Closet  
Laundry  
Bedroom

Upper  
Upper  
Basement

6`5" x 6`4"  
5`7" x 4`11"  
17`1" x 14`0"

4pc Ensuite bath  
Family Room  
3pc Bathroom

Upper  
Basement  
Basement

10`9" x 8`5"  
24`3" x 15`0"  
5`10" x 4`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1112977

Zoning:  
R-C2

Remarks

Pub Rmks:

Introducing a masterpiece of architectural design, this residence was personally crafted by renowned architect Richard Davignon and designer Doris Martin of the Davignon Martin Architectural Firm. Spanning over 2,600 sq. ft. of meticulously developed living space, this home effortlessly combines modern luxury with timeless European elegance. Step into an exquisite main level designed for both luxury and comfort. The formal living room, illuminated by natural light, offers an inviting atmosphere, enhanced by a Kingsmen natural gas fireplace. Adjacent is a sophisticated dining area, ideal for hosting elegant gatherings, with a built-in office nook cleverly integrated into the custom-designed stairwell. The European-inspired kitchen is a standout feature, strategically separated from the living space for privacy and a clutter-free ambiance. Outfitted with Brazilian Arabescato granite countertops, custom cabinetry, and top-tier appliances including a Bosch built-in wall oven, built-in microwave, built-in warming drawer, fridge, gas cooktop, dishwasher, and Marvel wine fridge, the kitchen is as functional as it is beautiful. The show-stopping stairwell, crafted from American Walnut, elegantly ascends to the upper level, serving as the focal point of this floor. On the second floor, the elegance continues with two grand master suites, each offering a private, luxurious retreat. Both suites feature lavish ensuite bathrooms, adorned with Brazilian Arabescato granite, custom cabinetry, vessel or floating sinks, and Kohler and Hansgrohe fixtures. The expansive windows flood the rooms with light, while the Kingsmen natural gas fireplaces in both suites create a serene ambiance. The solid Planchers Quebec hardwood flooring, extending throughout the main and upper levels, adds warmth and sophistication. Descend to the fully developed basement, a luxurious extension of the home. The space includes a large media room with an additional natural gas fireplace, perfect for cozy nights. The in-floor heating ensures year-round comfort, while polished concrete floors provide a sleek, modern aesthetic. A full bedroom and bathroom make the basement ideal for guests, kids, or as a private living space. This level also features ample storage, completing this highly functional area. The home boasts numerous high-end upgrades, including a commercial-grade Firestone TPO roof and metal-clad windows, ensuring durability and energy efficiency. The home is equipped with air conditioning, a water softener, and a humidifier. The hot water tank, furnace, and sump pump were replaced in 2023. The professionally landscaped front/back yards offer an oasis of tranquility. Manicured greenery and thoughtful design elements enhance curb appeal, while the double detached garage provides secure parking. Every detail of this residence reflects a commitment to superior craftsmanship and design. This is a rare opportunity to own a home that is as much a work of art as it is a sanctuary.

Inclusions:  
Property Listed By:

N/A  
Century 21 Bamber Realty LTD.

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











