



THE
A-TEAM

**RE/MAX
FIRST**

1840 31 Avenue, Calgary T2T 1S7

MLS®#: **A2189043**

Area: **South Calgary**

Listing Date: **01/28/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,803

Year Built:

2003

Low Sqft:

Ttl Sqft:

1,803

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

2

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	17`3" x 29`6"
Living Room	Main	44`10" x 54`2"
2pc Bathroom	Main	18`1" x 15`10"
Dining Room	Main	30`11" x 44`0"
Bedroom - Primary	Upper	62`1" x 39`1"
5pc Ensuite bath	Upper	32`7" x 34`9"
4pc Bathroom	Upper	26`0" x 24`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Covered Porch	Main	48`5" x 12`0"
Dining Room	Main	42`5" x 40`5"
Kitchen With Eating Area	Main	44`0" x 36`11"
Balcony	Upper	30`1" x 10`11"
Walk-In Closet	Upper	16`2" x 21`4"
Laundry	Upper	17`6" x 9`10"
Bedroom	Upper	33`1" x 43`6"

Bedroom
Storage
Flex Space

Upper
Basement
Basement

34`5" x 43`6"
27`1" x 38`7"
25`5" x 21`1"

Exercise Room
4pc Bathroom
Family Room

Legal/Tax/Financial

Basement
Basement
Basement

42`5" x 59`7"
16`2" x 27`4"
58`6" x 46`9"

Title:
Fee Simple
Legal Desc:

0411420

Zoning:
R-CG

Remarks

Pub Rmks:

This stunning 2,528.30 sq ft semi-detached duplex perfectly blends modern style and comfort, located in the highly desirable South Calgary area. With a layout designed for both entertaining and everyday family life, this home caters to those who appreciate both aesthetics and practicality. The main floor features a cozy gas fireplace in the living room, setting the ideal atmosphere for relaxing evenings. The well-thought-out floor plan includes a separate dining room positioned between the living room and kitchen—ideal for everything from formal dinners to casual gatherings. The bright, contemporary kitchen boasts a central island and a breakfast bar, perfect for quick bites or socializing while you cook. With plenty of counter space and top-tier appliances, it's as functional as it is inviting. Upstairs, the spacious primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite, creating a peaceful retreat. Two additional bedrooms share a full bathroom, providing ample space for family members, guests, or even a home office. The finished basement is a standout, featuring a versatile rec room that's ideal for movie nights or playtime. There's also a dedicated fitness area with weight-room flooring, creating a perfect spot for your indoor gym. Whether you're working out or relaxing with loved ones, the basement offers flexibility and extra living space. The home also includes a detached garage, offering additional storage and parking. Located in the vibrant South Calgary community, this property is just minutes from parks, schools, public transit, and all the shops, cafes, and dining options the area has to offer. Whether you're a growing family, a first-time buyer, or someone seeking a stylish, move-in-ready home, this duplex promises an exceptional living experience.

Inclusions:
Property Listed By:

None
eXp Realty

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











