



2442 31 AVENUE , Calgary T2T1T8

MLS® #: **A2190240** Area: **Richmond** Listing Date: **01/25/25** List Price: **\$1,294,000**
 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: **2025**
Lot Information
 Lot Sz Ar: **3,125 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

DOM

28
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor Roughed-In,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Gas Grill,Private Yard**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Freezer,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`10" x 11`10"	5pc Ensuite bath	Second	16`10" x 8`2"
Bedroom	Second	11`8" x 11`2"	Bedroom	Second	11`8" x 9`10"
4pc Bathroom	Second	7`10" x 6`0"	Bedroom	Lower	13`0" x 9`2"
Bedroom	Lower	13`0" x 9`2"	5pc Bathroom	Lower	10`8" x 5`2"
2pc Bathroom	Main	5`6" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **RC-2**
 Legal Desc: **2411120**

Remarks

Pub Rmks: **Welcome to this stunning half duplex located in the highly sought-after community of Richmond. This spacious residence features 5 large Bedrooms, allowing for plenty of room for family and guests, providing comfort and privacy for everyone. Complete with 3.5 Bathrooms, including a beautifully appointed master ensuite complete with vaulted ceilings. The home boasts a beautifully appointed, oversized Legal Basement Suite (2 Bedroom 1 bath with over 1,200 Sq/Ft of living space), allows great supplementary income towards mortgage. Key Features: - Modern open concept design with abundant natural light. - Gourmet kitchen equipped with stainless steel appliances, quartz countertops, and a large island (customization still available). - Spacious living and dining areas, ideal for entertaining. - Private backyard, perfect for summer barbecues and outdoor relaxation. - Close proximity to schools, restaurant's, parks, shopping, and public transport. This property is perfect for families looking for a beautiful home in a vibrant community. Don't miss your chance to own this gem in Richmond!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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