

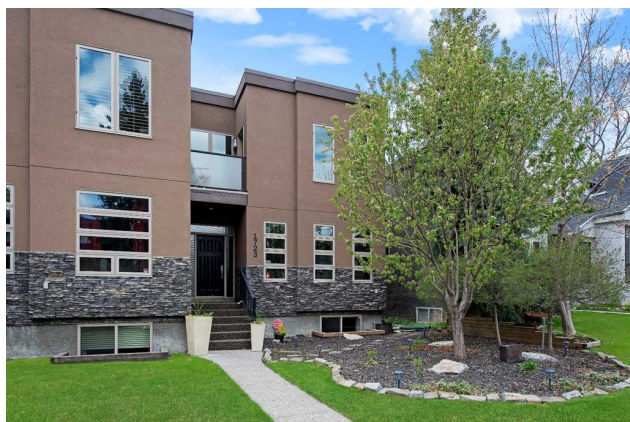


THE
A-TEAM

**RE/MAX
FIRST**

1723 31 Avenue, Calgary T2T 1S6

MLS®#: **A2191206** Area: **South Calgary** Listing Date: **01/30/25** List Price: **\$1,050,000**
 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,Back Yard,Front Yard,Lawn,Landscaped,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Double Garage Detached,In Garage Electric Vehicle Charging Station(s)**

DOM

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air** Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`7" x 8`7"	Dining Room	Main	11`0" x 10`8"
Living Room	Main	19`5" x 12`0"	Family Room	Basement	20`0" x 12`9"
Foyer	Main	6`0" x 5`7"	Bonus Room	Upper	12`0" x 11`0"
Laundry	Upper	8`7" x 5`4"	Mud Room	Basement	9`11" x 5`11"
Bedroom - Primary	Upper	13`9" x 13`8"	Bedroom	Upper	14`7" x 12`0"
Bedroom	Basement	13`6" x 12`10"	Flex Space	Main	14`0" x 13`8"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Upper

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4479P

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY, FEBRUARY 1ST FROM 1-3 PM & SUNDAY, FEBRUARY 2ND FROM 1-3:30 PM. Beautifully updated & located on a quiet street in the mature community of South Calgary, this 2+1 bedroom home with FULLY DEVELOPED WALK-OUT BASEMENT offers nearly 2,900 sq ft of developed living space & exudes pride of ownership throughout! The main level presents hardwood floors, high ceilings & plenty of natural light, showcasing the front den/sitting area with built-ins. Just a few steps away, is the kitchen, that's tastefully finished with new quartz counter tops, new backsplash, Blanco kitchen sink, an island/eating bar, plenty of storage space, a stainless-steel appliance package, including new Bosch dishwasher. A casual dining area with built-in cabinets provides ample space to host a family gathering or dinner party. A spacious living room, anchored by a feature fireplace with updated tile surround & built-ins is open to the kitchen & dining areas, creating a perfect space for family time or entertaining. A 2 piece powder room completes the main level. An elegant staircase with new European luxury carpet leads to the second level boasting pristine luxury vinyl flooring, a bonus/flex room (ideal for a home office set-up), 2 bedrooms, a 4 piece main bath & laundry room with refreshed quartz counters, sink & storage space. The primary retreat features a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Bedroom 2 has access to a private balcony. Basement development includes new luxury plank floors, hydronic in-floor heat & family room with access to the covered patio. A third bedroom & 4 piece bath are the finishing touches to the basement. Other notable features include central air conditioning, fresh paint throughout, new LED low energy smart lighting with Casetta smart home switches, new quartz counter tops, Kohler sinks & Smart bathroom fans in all bathrooms, Hunter Douglas blinds throughout, new complete Google smart home integration (solar panel ready) & upgraded home audio speakers throughout. Outside enjoy beautiful landscaping with irrigation system (front & back, controlled by Google smart home system), paved back lane, plus a sunny south back yard with deck, patio & access to the fully finished double detached garage with level 2 electric car charger, 50 Amp service for future lower patio hot tub & epoxy floor. Also enjoy the ideal location, just steps to the Marda Loop Community Association & close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to downtown via 14th Street.

Inclusions:
Property Listed By:

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





