

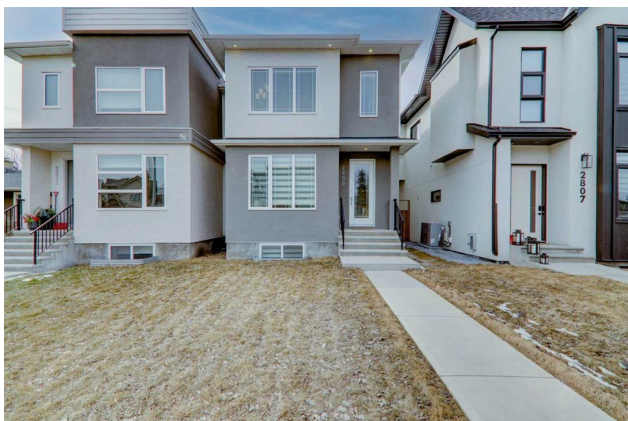


THE A-TEAM

RE/MAX FIRST

2809 31 Street, Calgary T3E 2N9

MLS@#: A2200050 Area: Killarney/Glengarry Listing Date: 03/07/25 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: 2018
Lot Information
Lot Sz Ar: 3,003 sqft
Lot Shape:
Access:
Lot Feat:
Park Feat: Back Lane, Back Yard
Double Garage Detached

DOM

3
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Attached-Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
Int Feat: Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes a sub-column for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 1911631

Zoning: DC

Remarks

Pub Rmks: OPEN HOUSE SATURDAY MARCH 8 12:00PM - 1:30PM. A Rare Find in the Inner City! Opportunities like this don't come often—a stunning, modern home tucked away

on an ultra-rare inner-city cul-de-sac in the heart of Killarney! Enjoy the perfect blend of quiet suburban-style living while being just minutes from all the conveniences of downtown. Step inside to discover an executive front office/flex space, bathed in natural light and complete with a stylish feature wall—ideal for working from home. Beautiful hardwood flooring flows throughout the main level, adding warmth and elegance to the space. At the heart of the home, the gourmet kitchen impresses with quartz countertops, two-toned full-height cabinetry, under-cabinet lighting, and stainless steel appliances. A spacious island offers plenty of prep space and is perfect for casual dining or socializing. The kitchen seamlessly connects to the dining area and a sunlit family room, where a cozy fireplace sets the scene for relaxed evenings. A well-appointed mudroom with built-in cabinets and storage helps keep everything organized, while a powder room adds convenience to the main level. Sliding doors lead to your west-facing deck—ideal for summer BBQs—overlooking a spacious backyard and a detached double garage. Upstairs, the primary retreat offers a luxurious escape with a gorgeous 5-piece ensuite, walk-in closet, and the convenience of an upper-level laundry room. Two additional bedrooms (one with a walk-in closet) share a stylish main bathroom. The fully developed basement is an entertainer's dream, thoughtfully designed for both sports fans and movie lovers alike. A sleek wet bar with built-in shelving and an island makes it easy to serve up drinks and snacks while entertaining and enjoying the game. The spacious recreation room is set up for the ultimate viewing experience, whether you're cheering on your favorite team or settling in for a cozy movie night. A large fourth bedroom and a full bathroom complete this level, making it an ideal retreat for guests. Other standout features of this home include a high-efficiency air conditioning system to keep you cool all summer long and enhanced soundproofing between units, ensuring a quiet and peaceful living experience—you'll never hear your neighbors! With over 2,500 sq. ft. of thoughtfully designed living space, this home is loaded with upgrades and offers a truly unmatched inner-city lifestyle. Don't miss this rare opportunity to live in one of Killarney's most exclusive locations!

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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



