



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2809 31 Street, Calgary T3E 2N9**

MLS® #: **A2206000**      Area: **Killarney/Glengarry**      Listing Date: **03/27/25**      List Price: **\$1,000,000**  
 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: **Back Lane, Back Yard**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,867**  
 Low Sqft:  
 Ttl Sqft: **1,867**

DOM

**12**  
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

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`9" x 11`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 14`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`5" x 13`6"</b>	<b>Office</b>	<b>Main</b>	<b>11`2" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 12`9"</b>

Bedroom - Primary  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

12`8" x 20`2"  
13`8" x 10`0"  
5`5" x 12`1"

4pc Bathroom  
Game Room

Basement  
Basement

0`0" x 0`0"  
19`1" x 20`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**1911631**

Remarks

Pub Rmks:

**A Rare Inner City Gem! Opportunities like this don't come often! Nestled on an ultra-rare inner-city cul-de-sac in the heart of Killarney, this stunning modern home offers the perfect blend of quiet suburban-style living with all the conveniences of downtown just minutes away. Enjoy peaceful surroundings while being steps from top-rated schools, shopping, transit, and the vibrant downtown core. Step inside to discover an executive front office/flex space bathed in natural light—ideal for remote work or a stylish library retreat. Beautiful hardwood floors flow throughout the main level, adding warmth and elegance to the space. At the heart of the home, the gourmet kitchen is a chef's dream, featuring quartz countertops, sleek two-toned full-height cabinetry, under-cabinet lighting, premium stainless steel appliances, and a spacious island perfect for casual dining or entertaining. 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 keeps everything organized, while 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 true escape with a spa-like 5-piece ensuite featuring a soaker tub and glass shower, a spacious 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 hosting friends and family. 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:  
Property Listed By:

**NA**  
**RE/MAX Landan Real Estate**

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













