\$1,099,000 - 2414 31 Avenue Sw, Calgary

MLS® #A2245151

\$1,099,000

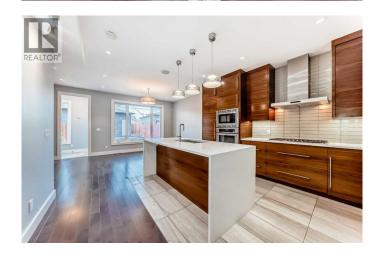
3 Bedroom, 5.00 Bathroom, 2,466 sqft Single Family on 0.07 Acres

Richmond, Calgary, Alberta

Price per square foot is way below todays replacement cost!!!! Welcome to an extraordinary, fully upgraded, original-owner luxury infill nestled in the heart of Richmondâ€"one of Calgary's most vibrant and sought-after inner-city communities. This stunning three-story masterpiece seamlessly blends modern architecture with timeless design, offering over 3,000 square feet of refined living space across four beautifully finished levels. Boasting an enviable Walk Score, you're just steps away from the city's trendiest restaurants, boutique shops, artisan cafA©s, fitness studios, and everyday amenitiesâ€"making this the ultimate lifestyle location for the urban dweller. From the moment you arrive, this home makes a statement. The elevated front patio offers a private and peaceful south-facing outdoor retreat, perfect for morning coffee or evening wine, all while subtly removed from street level for added privacy. Step inside to a warm and contemporary interior featuring an open concept layout, soaring ceilings, wide-plank hardwood flooring, and a stunning glass-railed staircase that lets natural light flow from top to bottom. The gourmet kitchen is a chef's dreamâ€"outfitted with high-end appliances, sleek cabinetry, quartz countertops, and a spacious island perfect for entertaining. The crown jewel of this home is the impressive third-floor flex space, complete with its own bar area and sun-soaked rooftop deck. Whether used as a home office, personal gym, theatre







room, art studio, or even a guest bedroom, this versatile space is as functional as it is inspiring. Upstairs, the serene primary suite includes a large walk-in closet and a spa-inspired ensuite with heated floors, double vanities, soaker tub, and a walk-in glass shower. Two additional bedrooms, a full bath, and laundry complete the second level. The fully developed basement offers even more flexibility, with a spacious bedroom and full bathroomâ€"ideal for visiting guests, in-laws, or live-in help. There's also plenty of space for a rec room or home gym. Every inch of this home has been meticulously curated and maintained by its original owner, showcasing the highest level of care and pride. With central air, built-in sound, and high-end finishes throughout, this property is move-in ready and offers a truly elevated inner-city lifestyle.Don't miss your chance to own one of the finest infills in Richmondâ€"where luxury, location, and lifestyle come together. (id:6289)

Built in 2012

Essential Information

Listing # A2245151
Price \$1.099.000

Price \$1,099,000

Bedrooms 3

Bathrooms 5.00

Half Baths 2

Square Footage 2,466

Acres 0.07 Year Built 2012

Type Single Family

Sub-Type Freehold

Community Information

Address 2414 31 Avenue Sw

Subdivision Richmond

City Calgary
Province Alberta
Postal Code T2T1T8

Amenities

Amenities Park, Schools, Shopping

Features See remarks, Back lane, Closet Organizers

Parking Spaces 2

Parking Detached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwasher, Wine Fridge, Stove, Dryer,

Microwave Range Hood Combo, Window Coverings, Garage door

opener, Cooktop - Induction

Heating Forced air

Cooling Central air conditioning

Fireplace Yes
of Fireplaces 1
of Stories 3

Has Basement Yes

Exterior

Exterior Stucco

Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:46pm PDT