

# \$1,150,000 - 2421 31 Avenue Sw, Calgary

MLS® #A2253573

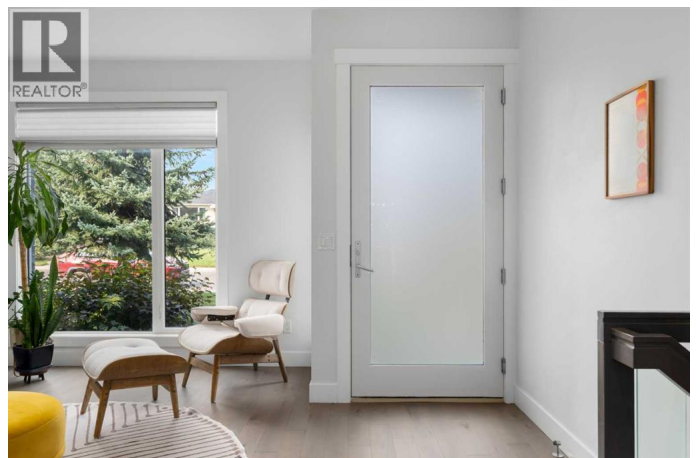
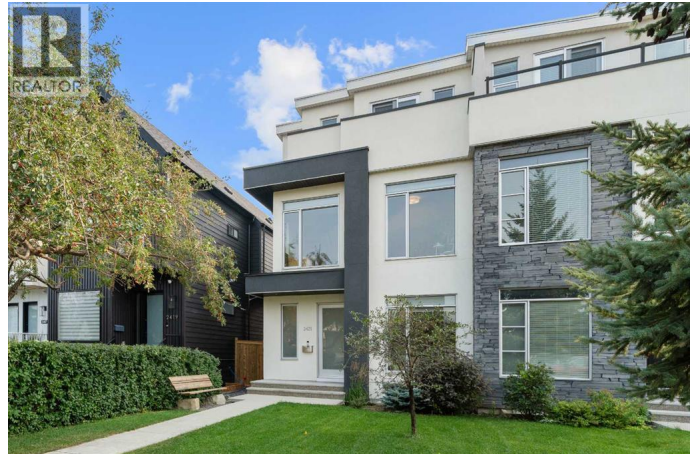
**\$1,150,000**

4 Bedroom, 5.00 Bathroom, 2,686 sqft

Single Family on 0.07 Acres

Richmond, Calgary, Alberta

This stunning home is situated on a 25x125 south-facing lot in the heart of desirable Marda Loop, this extensively upgraded 3-storey semi-detached home offers over 3,500 sq. ft. of air-conditioned living space. Designed with style and functionality in mind, this property is just a short walk to trendy 33rd Ave, and a quick drive or bike ride to River Park, Sandy Beach, and the Elbow River. The main floor boasts 10' ceilings, wide plank engineered oak hardwood, and a bright open layout. The chef-inspired kitchen features an expansive island, quartz countertops, modern custom cabinetry, walk-in pantry, Viking 6-burner gas stove with chimney hood fan, built-in stainless steel appliances, and a Samsung double door fridge. A spacious dining area, front family room, stylish powder room, and a light-filled living room with floor-to-ceiling windows, gas fireplace, rear mudroom and French doors to the deck and backyard complete this level. Upstairs, the 2nd floor offers a bonus room, two bedrooms (one with private ensuite), a 4-piece bath, and a full laundry room with sink and cabinetry. The entire 3rd floor is a private primary retreat with a large bedroom with blackout blinds, private balcony with views, a dream walk-in closet with custom organizers and drawers, and a spa-like ensuite with heated floors, dual vanity, soaker tub, and custom glass steam shower with rain head and bench. The fully finished basement features radiant in-floor heating, a large rec room, home gym with rubber flooring, wet bar with



beverage fridge, 4th bedroom with walk-in closet, and a 3-piece bathroom. Other highlights include: custom lighting, open riser staircase with glass panels, Hunter Douglas blinds, CAT5E wiring, zoned A/C, water softener, 75-gallon hot water tank, tankless water heater, and on-demand hot water. Enjoy the south-facing backyard with large deck, turf green space, concrete walkway, and a double detached garage. With excellent walkability, quick access to Crowchild Trail, and all the amenities of Marda Loop at your doorstep, this property truly is the total package. (id:6289)

Built in 2014

**Essential Information**

Listing #	A2253573
Price	\$1,150,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,686
Acres	0.07
Year Built	2014
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2421 31 Avenue Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T1T9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, PVC window, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage

# of Garages 2

### Interior

Appliances Washer, Refrigerator, Oven - gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1

# of Stories 3

Has Basement Yes

### Exterior

Exterior Stucco

Construction Wood frame

Foundation Poured Concrete

### Listing Details

Listing Office RE/MAX First



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Listing information last updated on October 14th, 2025 at 12:01pm PDT