

\$799,900 - 2216 31 Street Sw, Calgary

MLS® #A2263133

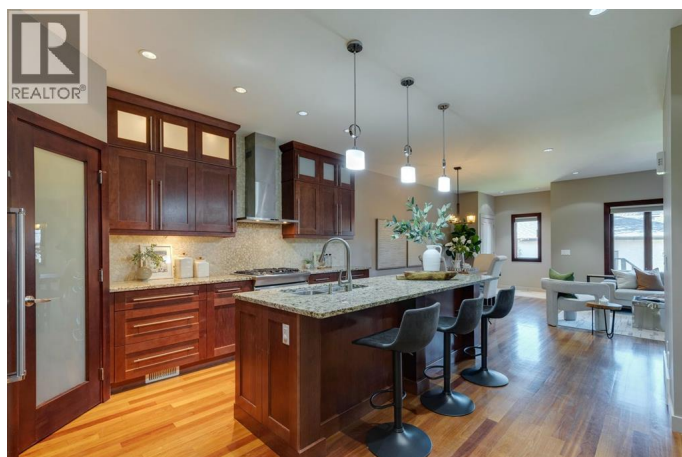
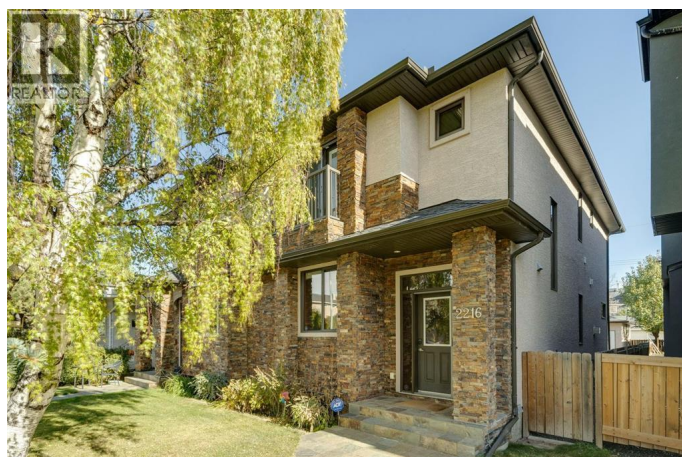
\$799,900

5 Bedroom, 4.00 Bathroom, 1,844 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Ideally located on a quiet, tree-lined street in the sought after community of Killarney/Glengarry, this elegant and contemporary home is perfect for growing families seeking comfort, space, and convenience. Just a short walk to the Killarney Aquatic & Recreation Centre, schools, parks, transit, and local amenities, this central location supports an active, connected lifestyle. Boasting exceptional curb appeal, the exterior features a sophisticated blend of stone and stucco, a stone walkway, and mature trees that provide both privacy and charm. Step inside to high ceilings and a tiled entryway that leads to warm hardwood floors throughout the main level. A bright front den, ideal as a home office or study area, overlooks the peaceful street. The open concept main floor is perfect for everyday living and entertaining, with a spacious living and dining area anchored by a cozy corner gas fireplace and large picture window with views of the rear backyard. The kitchen is truly the heart of the home and offers full-height cherry cabinetry, granite countertops, a stone backsplash, a central eat-up island, and a corner pantry for ample storage. It flows seamlessly into the dining area, making it easy to host family meals or casual gatherings. Upstairs, plush carpeting adds comfort, with a well-appointed laundry room, a full bathroom, and three generously sized bedrooms. The private primary retreat is thoughtfully separated from the secondary bedrooms and features a



custom walk-in closet, a tranquil balcony shaded by mature trees, and a luxurious 6pc ensuite with heated floors, a jetted soaker tub, and glass enclosed shower with body sprays for a spa-like experience. The fully finished basement extends your living space with a separate family and games area, a 3pc bath, and 2 additional bedrooms making it ideal for teens, guests, or a home gym. Step outside to a beautifully landscaped backyard with a stone patio, raised garden beds, and a detached double garage. It's the ideal outdoor space for kids to play, summer BBQs, or simply relaxing in your private oasis. With green space just a block away, top rated schools, playgrounds, and restaurants, this is a rare opportunity to own a truly exceptional family home in one of Calgary's most desirable inner-city neighbourhoods. (id:6289)

Built in 2007

Essential Information

Listing #	A2263133
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,844
Acres	0.07
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2216 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2N4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, Closet Organizers, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave
Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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