

\$899,500 - 2434 31 Avenue Sw, Calgary

MLS® #A2264789

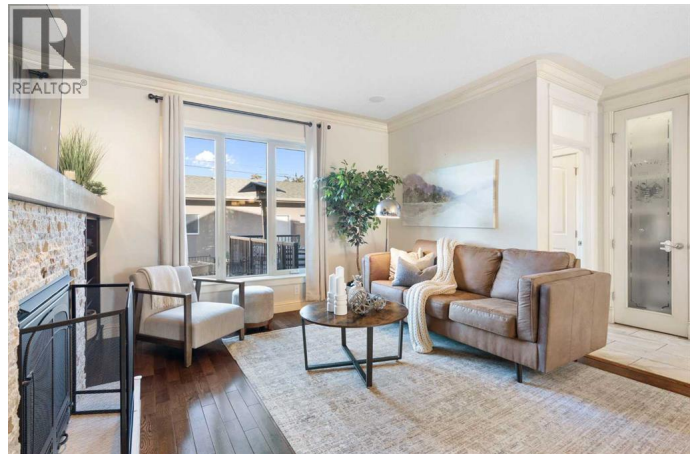
\$899,500

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Single Family on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to 2434 31 Avenue SW where thoughtful design meets the best of city living. Just two blocks from the heart of Marda Loop, this beautifully finished home blends modern comfort with everyday convenience. You're steps from some of Calgary's favourite caf s, restaurants, fitness studios, and local boutiques and only moments from the Max Yellow bus line and downtown. Inside, you'll immediately notice the quality craftsmanship and intelligent layout designed for both relaxing and entertaining. The open-concept main floor features wide-plank hardwood floors, custom millwork, and a spacious, well-appointed kitchen with plenty of room to cook and gather. Large windows fill the space with natural light, creating an atmosphere that feels both bright and welcoming. Upstairs, you'll find three well-sized bedrooms, two full baths, a convenient upper laundry, and a luxurious primary suite complete with a generous walk-in closet. The lower level adds even more flexibility a comfortable family or media room perfect for hosting guests, movie nights, or a quiet home office. Your fourth bedroom in the basement almost matches your primary for size! Outside, established rosebushes greet you at the front entry, while the freshly landscaped backyard offers a peaceful deck to relax and unwind. And yes your detached garage is heated! Meticulously maintained and move-in ready, this home truly lets its quality shine at every turn. (id:6289)



Built in 2009

Essential Information

Listing #	A2264789
Price	\$899,500
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,997
Acres	0.07
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2434 31 Avenue Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T1T8

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Back lane, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Freezer, Garburator, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

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

Listing Details

Listing Office CIR Realty



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