# \$1,189,890 - 2414 31 Avenue Sw, Calgary

MLS® #A2204043

### \$1,189,890

4 Bedroom, 5.00 Bathroom, 2,466 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

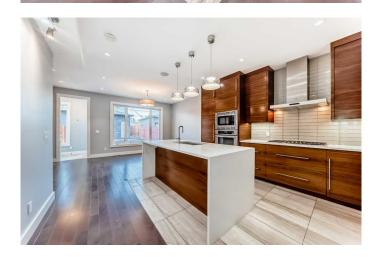
Welcome to 2414 31 Ave SW, a beautifully designed three-story semi-detached home in the heart of trendy Marda Loop. Offering over 3,000 sq ft of living space, this meticulously crafted residence blends contemporary elegance with functional luxury.

Step inside to discover an open-concept main floor that seamlessly integrates a gourmet chef's kitchen, a cozy yet sophisticated living area, a formal dining space, and a dedicated office nook. The kitchen is a showstopper, featuring floor-to-ceiling walnut cabinetry, premium Thermador appliances, and striking quartz countertops, a dream for culinary enthusiasts and entertainers alike. Ascend the stunning glass staircase to the second level where you'II find a luxurious primary retreat with 9-ft ceilings, dual vanities, a custom steam shower, and heated floors, a true spa-like escape. The third floor is a standout feature, boasting a spacious bonus room with a wet bar, a 2-piece bath, and a south-facing rooftop patio offering breathtaking city views, perfect for entertaining or unwinding under the stars.

The fully finished basement expands your living space with a large rec room, an additional bedroom with a walk-in closet, and a 4-piece bath, ideal for guests or a private retreat. Outside, the double detached garage provides secure parking and storage, while the home's prime cul-de-sac location ensures a peaceful setting just steps from Marda Loop's vibrant shops, cafes, and







#### restaurants.

With timeless design, high-end finishes, and an unbeatable location, this home is a rare find. Don't miss your chance to experience elevated inner-city living. Schedule your private viewing today.

#### Built in 2012

#### **Essential Information**

MLS® # A2204043 Price \$1,189,890

Bedrooms 4

Bathrooms 5.00

Full Baths 3 Half Baths 2

Square Footage 2,466 Acres 0.07

Year Built 2012

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

## **Community Information**

Address 2414 31 Avenue Sw

Subdivision Richmond

City Calgary

County Calgary

Province Alberta

Postal Code T2T 1T8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Closet Organizers, Kitchen Island, Walk-In

Closet(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings, Garage Control(s), Induction Cooktop,

Wine Refrigerator

Heating Forced Air

Cooling Full
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Lane, Landscaped, Level, Low Maintenance Landscape,

Rectangular Lot, Cul-De-Sac

Roof Rubber

Construction Wood Frame, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 106

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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