\$1,199,890 - 2414 31 Avenue Sw, Calgary

MLS® #A2204043

\$1,199,890

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

Richmond, Calgary, Alberta

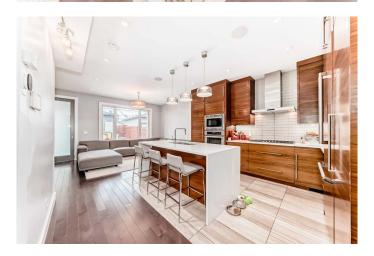
Welcome to 2414 31 Ave SW, a beautifully designed three-story semi-detached home in the heart of trendy Marda Loop. Offering over 3,000 sq ft of living space, this meticulously crafted residence blends contemporary elegance with functional luxury.

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 \$1,199,890

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 3 Storey, Side by Side

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, High Ceilings, Kitchen Island,

Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Induction

Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window

Coverings, 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, Cul-De-Sac, Landscaped, Level, Low Maintenance

Landscape, Rectangular Lot

Roof Rubber

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 19th, 2025

Days on Market 90

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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