

# \$999,000 - 2027 31 Street Sw, Calgary

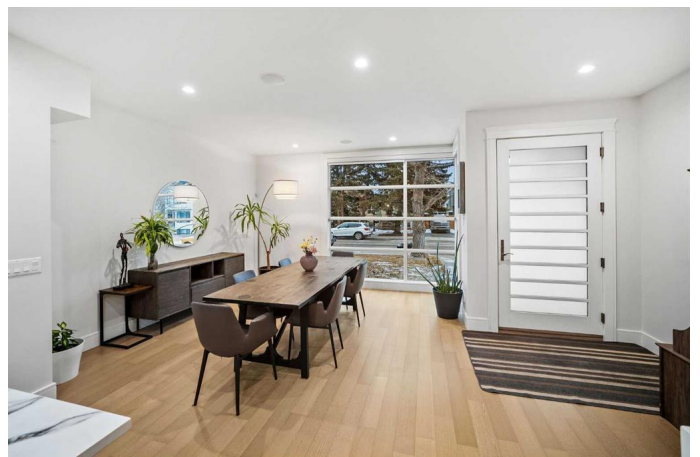
MLS® #A2202536

**\$999,000**

4 Bedroom, 4.00 Bathroom, 2,486 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Urban living at its finest this custom-built contemporary home in the heart of Killarney offers over 3400 sqft of impeccably designed living space. Fully developed from top to bottom, this stunning residence features a breathtaking loft that overlooks downtown, ideal for an office, gaming room, or entertaining guests, complete with a built-in wet bar. The open-concept main level is bathed in natural light, showcasing soaring 12'™ ceilings, floor-to-ceiling windows, and elegant glass railings leading up to the loft. The gourmet kitchen is a chef's™ dream, boasting brand-new custom quartz countertops on the expansive island and counters, high-end WOLF and Bloomberg appliances, sleek custom cabinetry, a new kitchen sink, and pot lighting throughout. The dining area, surrounded by windows, flows seamlessly into the living space, where a striking gas fireplace with upgraded designer tile work extends to the ceiling, creating a cozy yet sophisticated atmosphere. The primary retreat is a sanctuary of luxury, featuring a Juliette balcony, soaring ceilings, and a boutique-hotel-inspired ensuite with double vanities, a soaker tub, an oversized glass shower, and a custom walk-in closet. Spacious enough for a king-sized bed, this elegant retreat also boasts a built-in storage bench, a ceiling fan for comfort, and a built-in make-up vanity or desk. A skylight enhances the natural light, making this retreat feel even more airy and inviting. Two additional spacious



bedrooms, a beautifully appointed full bath, and a convenient upper-floor laundry with a built-in sink complete the level. The fully finished lower floor offers another bedroom and full bath, along with a spacious family room, perfect for a gym space, movie nights, and hosting guests. Superior finishes throughout the home include stunning and durable luxury vinyl plank flooring and built-in wet bars on both the loft and lower levels. Enjoy year-round comfort with central air conditioning and in-floor heating in the upper-floor bathrooms. Additional upgrades include a new water filtration system for added convenience and peace of mind. An insulated two-car detached garage easily accommodates two SUVs plus storage. Designed for indoor/outdoor living, this home boasts an effortless transition to the private, low-maintenance fenced backyard, where you can BBQ and lounge in style or dine al fresco through expansive glass patio doors. The front yard has new grass, and a variety of shrubs have been added to enhance the landscaping. The striking exterior features eye-catching cedar and AL13 paneling, adding to the home's modern curb appeal, complemented by mature trees lining the property. Situated in desirable Killarney, just one block from a lush green space and park, this location offers the perfect blend of tranquility and city convenience. Steps from trendy caf  s, boutique shopping, and easy access to downtown, this is the ultimate executive home for those seeking luxury, style, and an effortless lifestyle.

Built in 2012

### **Essential Information**

MLS® #	A2202536
Price	\$999,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,486
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	2027 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N1

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Window Coverings, Built-In Refrigerator, ENERGY STAR Qualified Appliances
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Flat
Construction	Concrete, Stucco, Wood Siding, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.