

# \$1,000,000 - 2809 31 Street Sw, Calgary

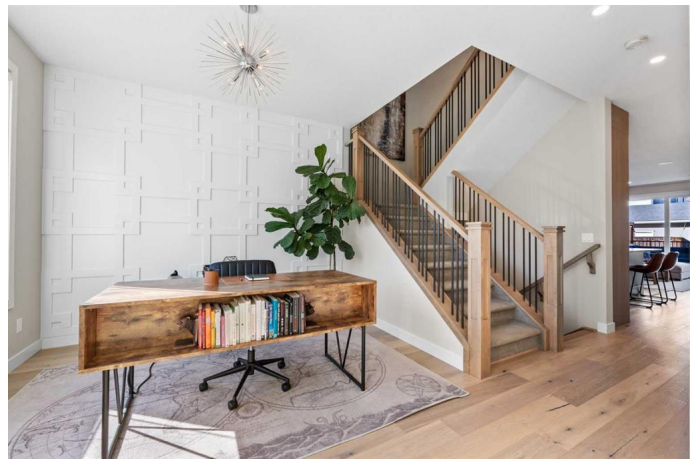
MLS® #A2206000

**\$1,000,000**

4 Bedroom, 4.00 Bathroom, 1,868 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A Rare Inner City Gem! Opportunities like this don't come often! Nestled on an ultra-rare inner-city cul-de-sac in the heart of Killarney, this stunning modern home offers the perfect blend of quiet suburban-style living with all the conveniences of downtown just minutes away. Enjoy peaceful surroundings while being steps from top-rated schools, shopping, transit, and the vibrant downtown core. Step inside to discover an executive front office/flex space bathed in natural light—ideal for remote work or a stylish library retreat. Beautiful hardwood floors flow throughout the main level, adding warmth and elegance to the space. At the heart of the home, the gourmet kitchen is a chef's dream, featuring quartz countertops, sleek two-toned full-height cabinetry, under-cabinet lighting, premium stainless steel appliances, and a spacious island perfect for casual dining or entertaining. The kitchen seamlessly connects to the dining area and a sunlit family room, where a cozy fireplace sets the scene for relaxed evenings. A well-appointed mudroom with built-in cabinets and storage keeps everything organized, while sliding doors lead to your west-facing deck—ideal for summer BBQs—overlooking a spacious backyard and a detached double garage. Upstairs, the primary retreat offers a true escape with a spa-like 5-piece ensuite featuring a soaker tub and glass shower, a spacious walk-in closet, and the convenience of an upper-level laundry room. Two additional bedrooms (one with a



walk-in closet) share a stylish main bathroom. The fully developed basement is an entertainer's dream, thoughtfully designed for both sports fans and movie lovers alike. A sleek wet bar with built-in shelving and an island makes it easy to serve up drinks and snacks while hosting friends and family. The spacious recreation room is set up for the ultimate viewing experience, whether you're cheering on your favorite team or settling in for a cozy movie night. A large fourth bedroom and a full bathroom complete this level, making it an ideal retreat for guests. Other standout features of this home include a high-efficiency air conditioning system to keep you cool all summer long and enhanced soundproofing between units, ensuring a quiet and peaceful living experience—you'll never hear your neighbors! With over 2,500 sq. ft. of thoughtfully designed living space, this home is loaded with upgrades and offers a truly unmatched inner-city lifestyle. Don't miss this rare opportunity to live in one of Killarney's most exclusive locations!

Built in 2018

### Essential Information

MLS® #	A2206000
Price	\$1,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2809 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	DC

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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