



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**2411 31 Avenue SW**  
**Calgary, Alberta**

**MLS # A2227770**



**\$899,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,974 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Mounts.		

This beautiful 3+1 bedroom home in the heart of Richmond exudes pride of ownership throughout & offers over 2800 sq ft of developed living space. The open main level presents rich hardwood floors & high ceilings, showcasing an airy living room anchored by a feature biofuel fireplace & custom built-ins. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage (including pantry), stainless steel appliances & spacious dining area. A private den/office is tucked away just off the foyer &ndash; the perfect space for a home office setup. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom with tray ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & oversized shower. Basement development includes a sizeable family/media room, fourth bedroom & 3 piece bath. Other notable features include a sunny south back yard with patio & access to a double detached garage. The location is incredibly convenient &ndash; close to trendy Marda Loop, schools, shopping, public transit & easy access to 33rd Avenue & Crowchild Trail.