



2411 31 Street SW
Calgary, Alberta

MLS # A2298077



\$1,229,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garage Heater/ Battery back up		

Warm, refined, and impeccably designed, this executive custom-built inner-city home sits on a rare OVERSIZED 30-FT LOT, offering a seamless blend of sophistication, comfort, and thoughtful craftsmanship throughout. METICULOUSLY MAINTAINED, THIS HOME HAS ALREADY BEEN INSPECTED FOR A SEAMLESS BUYING EXPERIENCE. A bright foyer welcomes you into a well-appointed main floor with a dedicated private office and a formal dining room, ideal for hosting and elevated entertaining. At the centre, the chef-inspired kitchen features an expansive island with integrated seating and concealed storage, GRANITE COUNTERTOPS, a gas range, full-depth fridge, built-in microwave, and a discreet APPLIANCE GARAGE. A BUTLER’S PANTRY adds additional prep space and connects effortlessly to both the dining areas. The open-concept living room is both warm and elevated, centred around a gas fireplace with custom built-ins and curated art lighting and opens onto a flat, ground-level WEST backyard—perfect for seamless indoor-outdoor living. A functional mudroom with custom cabinetry completes the main level. Upstairs, the primary suite feels like a true retreat. The VAULTED bedroom is spacious and calming, while the ENSUITE brings in natural light through a SKYLIGHT and offers a spa-like setup w/ a STEAM SHOWER, jacuzzi tub, in-floor heat, and a make-up station, plumbed for a second sink. A fully built-out walk-in closet includes custom shelving and dedicated jewellery drawers. Two additional bedrooms are bright and well-sized (one w/ a walk-in closet), paired w/ a modern main bath and convenient upper laundry w/ built-in sorting stations. The basement is fully developed and finished to the same elevated standard. Custom concrete HEATED FLOORS run throughout, paired w/ a second gas fireplace, custom cabinetry,

and a full bar complete w/ sink, full-sized fridge, and convection microwave. A CLIMATE-CONTROLLED WINE ROOM adds a striking focal point, and can be kept as a showpiece or reimagined as a home gym, private office, or hobby space. There's also a large bedroom, full bathroom, and storage, including a pantry under the stairs. Outside, the low-maintenance backyard is designed for elevated living, complete with TREX decking, pergola seating, gas lines for a BBQ & outdoor heater, ideal for effortless entertaining. IRRIGATION & ambient landscape lighting enhance the space, creating a refined setting for summer evenings. The yard is fully levelled & professionally engineered for proper drainage. Mechanically, the home is well maintained, w/ A/C, serviced furnace systems, in-floor heating zones, and a sump pump w/ battery backup. A heated garage with an epoxy floor complete the home. Set in KILLARNEY, just minutes to downtown with easy access to Bow Trail, Crowchild Trail, and the Westbrook LRT. Walk to parks, recreation, and 17th Avenue's restaurants and cafes. Families will appreciate the close proximity to Killarney School, Holy Name School, and Ernest Manning High School.