



GRASSROOTS
REALTY GROUP

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1811 31 Avenue SW
Calgary, Alberta

MLS # A2312197



\$1,099,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,064 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: In-ceiling Speakers, Subwoofer.

OPEN HOUSE*** SATURDAY, JULY 18th. 2 PM - 4 PM. Ideally situated in one of Calgary's most sought after inner-city communities, this exceptional two-storey attached home offers an elevated urban lifestyle just steps from the notable South Calgary Community Association. Enjoy effortless access to the outdoor pool, tennis courts, skating rink, and a wide array of year-round community amenities. This residence is defined by high ceilings on all levels and a classically inspired floor plan that prioritizes timeless functionality and generous proportions. A spacious flex room off the front entry provides the perfect setting for a sophisticated home office, formal dining room, or sitting area. The main level is designed for both comfortable daily living and seamless entertaining, featuring well-proportioned living and dining spaces alongside a spacious kitchen with ample cabinetry and generous prep space. A functional mudroom at the rear of the home adds everyday convenience and storage, complete with a discreetly positioned powder room. Upstairs, dramatic vaulted ceilings create an airy and inviting atmosphere throughout. The primary bedroom serves as a luxurious private retreat, complete with a spa-inspired ensuite. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The fully developed lower level continues the home's thoughtful design, offering a large recreation room, a fourth bedroom, and a full bathroom. Outside, the sun drenched south-facing backyard provides a private outdoor oasis framed by mature landscaping and perfectly tailored for relaxation. Blending timeless architectural appeal with exceptional walkability to the boutiques, cafés, restaurants, and parks of Marda Loop, this property offers an unmatched lifestyle in one of South Calgary's most

coveted enclaves.