



**2040 31 Avenue SW
Calgary, Alberta**

MLS # A2322218

\$974,800



Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,874 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Paved,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island		

Inclusions: none

Open House Sunday 2-4 pm Welcome to this beautifully maintained and thoughtfully designed home, ideally situated on one of South Calgary's most desirable tree-lined streets. Just steps from the vibrant shops, restaurants, and amenities of Marda Loop, this exceptional location offers the perfect balance of urban convenience, nearby parks, excellent schools, and easy access to Downtown Calgary. Offering over 2,500 sq. ft. of developed living space, this elegant residence features 3 bedrooms, 3.5 bathrooms, a fully finished basement, and a private double detached garage. The main floor is designed for both everyday living and entertaining, showcasing a chef-inspired kitchen with stainless steel appliances, granite countertops, a designer tile backsplash, modern fixtures, a spacious pantry, and a dedicated coffee station. The adjoining dining area comfortably accommodates large gatherings, while the bright front living room is highlighted by large windows and a cozy gas fireplace. Upstairs, the spacious primary suite serves as a relaxing retreat, complete with a walk-in closet and a spa-inspired ensuite. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement offers exceptional flexibility with a large recreation and media area, built-in bar, full bathroom, and a generous laundry room with ample storage. The layout also provides the potential to create an additional bedroom if desired. Additional features include hardwood flooring throughout the main and upper levels, central air conditioning, and a beautifully landscaped backyard with custom brickwork, creating a private outdoor space ideal for relaxing or entertaining. A rare opportunity to own a stylish and impeccably cared-for home in one of Calgary's most sought-after inner-city communities