



GRASSROOTS
REALTY GROUP

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2023 31 Avenue SW
Calgary, Alberta

MLS # A2344996



\$1,249,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,072 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Two TV Wall Mounts, Wall Mounted Gym Storage Rack, Pergola

Welcome to 2023 31 Avenue SW, a beautifully appointed 4-bedroom, 3.5-bathroom home set along a quiet street within walking distance of the shops, cafés, restaurants & amenities of Marda Loop. Thoughtfully designed across 3 fully developed levels, the home pairs high ceilings, engineered hardwood flooring, custom California shutters & contemporary finishes with inviting indoor-outdoor living & a sunny south-facing backyard. A bright front dining room introduces the main level, providing a generous space for everyday dining & entertaining. The open layout transitions into the central kitchen, featuring full-height cabinetry, quartz countertops, an oversized contrasting island with ample seating, detailed tile backsplash, statement pendant lighting & a KitchenAid appliance package with gas cooktop & built-in wall oven. Sink water filtration adds everyday convenience. At the rear, the sun-filled living room is anchored by a gas fireplace framed by custom built-in cabinetry & shelving. Large windows & sliding glass doors bring in abundant natural light while creating a seamless connection between the kitchen, living room & backyard, extending the living spaces outdoors during warmer months. Built-in home speakers & central A/C add comfort throughout, while a contemporary staircase with glass railings & powder room complete the main level. Upstairs, the spacious primary retreat features a custom walk-in closet & spa-inspired 5-PC ensuite with heated floors, dual vanities, freestanding soaker tub & oversized glass-enclosed shower with detailed tilework. Two additional generously sized bedrooms, a full bathroom & upper-level laundry complete the thoughtfully planned second floor. The fully developed basement extends the living space with a large recreation room featuring built-in media cabinetry & a stylish dry bar, creating an ideal setting for movie nights &

entertaining. A 4th bedroom & full bathroom provide comfortable guest accommodations, while a separate fitness area offers flexibility for workouts, hobbies or storage. Outside, the private south-facing backyard is a natural extension of the home's living & entertaining spaces. Directly accessed from the main level, an expansive raised deck with covered pergola creates a sheltered setting for outdoor dining, lounging & entertaining, while the sunny fenced yard offers green space with low-maintenance turf landscaping. A detached double garage provides secure parking & additional storage while preserving the backyard for outdoor living. Located just a short walk from the heart of Marda Loop, the home offers convenient access to restaurants, coffee shops, boutiques & everyday amenities, along with nearby recreation including the pool, tennis courts, beach volleyball & pump track. With easy access to downtown & surrounding inner-city communities, 2023 31 Avenue SW offers a refined balance of contemporary design, indoor-outdoor living & everyday functionality in an exceptional inner-city location.