



GRASSROOTS
REALTY GROUP

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2417 31 Avenue SW
Calgary, Alberta

MLS # A2351635

\$1,299,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Private Electric Vehicle Charging Station		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-

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

Inclusions: Second rangehood, dishwasher, fridge, washer, dryer.

Located in sought after Richmond, this contemporary 3 bedroom home showcases clean, modern lines and offers over 1,900 sq ft of beautifully designed living space, complemented by a self contained legal 2 bedroom basement suite with its own private entrance. The bright, airy main level features white oak hardwood floors and lofty ceilings, creating an inviting backdrop for the spacious front dining area—ideal for hosting family and friends. The kitchen is a standout, tastefully finished with Omnia Quartz Hemlock counters and backsplash, a large waterfall island/eating bar, abundant storage, and high end appliances including a Fisher & Paykel panel ready fridge/freezer and gas cooktop, professional double oven, and Bosch panel ready dishwasher. The adjacent living room is anchored by a floor to ceiling feature fireplace and custom built ins. A stylish 2 piece powder room completes the main level. The second level hosts three bedrooms, a 4 piece main bath, and a well appointed laundry room with sink and storage. The primary retreat offers a walk in closet and a private 5 piece ensuite with in floor heat, dual sinks, a freestanding soaker tub, and a rejuvenating steam shower. The legal basement suite offers in slab heating throughout and includes a bright living/dining area, a well appointed kitchen with Samsung appliances, two bedrooms, a 3 piece bath, and its own laundry. Its layout is perfect for rental income, extended family, or guests, and can seamlessly transition into additional living space for the main home if desired. Additional features include central air conditioning, a 5 zone speaker system throughout the main and upper floors, security cameras, European gutters, and ICF Foundation. Outdoor living is enhanced by a roomy front porch and a back deck equipped with built in speakers and a gas BBQ hookup. Parking is effortless with a

fully insulated and drywalled double detached garage, complete with a 40 amp plug for an EV charger. This prime location is unbeatable—walking distance to vibrant Marda Loop and close to schools, shopping, public transit, with easy access to Crowchild Trail.