

# \$899,900 - 2411 31 Avenue Sw, Calgary

MLS® #A2227770

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

This beautiful 3+1 bedroom home in the heart of Richmond exudes pride of ownership throughout & offers over 2800 sq ft of developed living space. The open main level presents rich hardwood floors & high ceilings, showcasing an airy living room anchored by a feature biofuel fireplace & custom built-ins. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage (including pantry), stainless steel appliances & spacious dining area. A private den/office is tucked away just off the foyer – the perfect space for a home office setup. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom with tray ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & oversized shower. Basement development includes a sizeable family/media room, fourth bedroom & 3 piece bath. Other notable features include a sunny south back yard with patio & access to a double detached garage. The location is incredibly convenient – close to trendy Marda Loop, schools, shopping, public transit & easy access to 33rd Avenue & Crowchild Trail.

Built in 2010

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2227770               |
| Price          | \$899,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,974                  |
| Acres          | 0.07                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2411 31 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1T9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Chandelier |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings                                                                                              |
| Heating           | Forced Air                                                                                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                                    |

|              |                |
|--------------|----------------|
| Fireplaces   | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 36             |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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