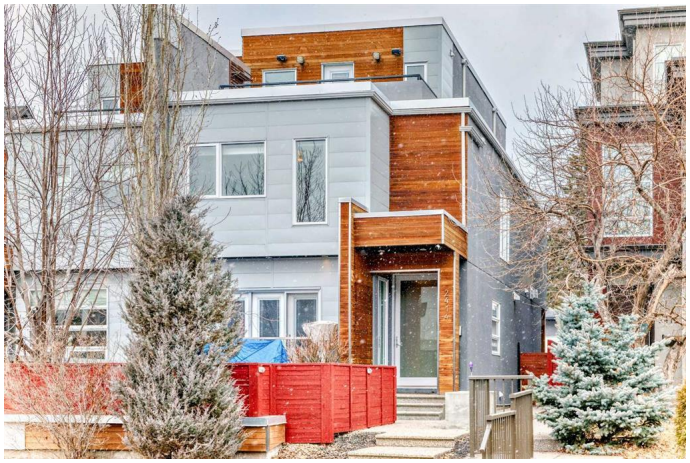
$1,199,890 - 2414 31 Avenue Sw, Calgary

MLS® #A2204043

$1,199,890
4 Bedroom, 5.00 Bathroom, 2,466 sqft
Residential on 0.07 Acres



Richmond, Calgary, Alberta

Welcome to 2414 31 Ave SW, a beautifully designed three-story semi-detached home in the heart of trendy Marda Loop. Offering over 3,000 sq ft of living space, this meticulously crafted residence blends contemporary elegance with functional luxury.
Step inside to discover an open-concept main floor that seamlessly integrates a gourmet chefâ€™s kitchen, a cozy yet sophisticated living area, a formal dining space, and a dedicated office nook. The kitchen is a showstopper, featuring floor-to-ceiling walnut cabinetry, premium Thermador appliances, and striking quartz countertops, a dream for culinary enthusiasts and entertainers alike.
Ascend the stunning glass staircase to the second level where youâ€™ll find a luxurious primary retreat with 9-ft ceilings, dual vanities, a custom steam shower, and heated floors, a true spa-like escape. The third floor is a standout feature, boasting a spacious bonus room with a wet bar, a 2-piece bath, and a south-facing rooftop patio offering breathtaking city views, perfect for entertaining or unwinding under the stars.
The fully finished basement expands your living space with a large rec room, an additional bedroom with a walk-in closet, and a 4-piece bath, ideal for guests or a private retreat. Outside, the double detached garage provides secure parking and storage, while the homeâ€™s prime cul-de-sac location ensures a peaceful setting just steps from Marda Loopâ€™s vibrant shops, cafes, and

restaurants.
With timeless design, high-end finishes, and an unbeatable location, this home is a rare find. Donâ€™t miss your chance to experience elevated inner-city living. Schedule your private viewing today.

Built in 2012

Essential Information

MLS® #	A2204043
Price	$1,199,890
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,466
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2414 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island,

	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Rubber
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	90
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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