

# \$919,000 - 1719 31 Avenue Sw, Calgary

MLS® #A2231226

**\$919,000**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.07 Acres

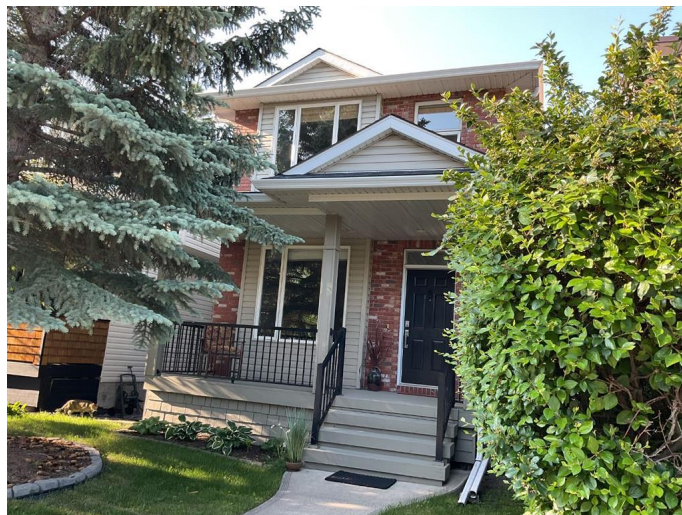
South Calgary, Calgary, Alberta

Welcome to this beautifully maintained home in the hart of Marda Loop neighbourhood! Offering over 2500 sq ft of thoughtfully designed living space this charming home features a fully developed walk-out basement and is just steps from parks, shops, restaurants, pool and schools. Spacious open concept main floor is perfect for entertaining, showcasing a formal dining area, stylish kitchen, convenient half bath and warm inviting family room with a cozy fireplace. Upstairs youâ€™ll find primary bedroom with ensuite, along with two more bedrooms and a four-pice bathroom. The walk-out lower level is ideal for relaxation or hosting quests, complete with in-floor heating, a large recreations room, full bathroom, versatile den or home office and dedicated laundry room. Professionally cleaned and move-in ready. This is your chance to live in one of Calgaryâ€™s most desirable inner city communities!

Built in 1997

## Essential Information

MLS® #	A2231226
Price	\$919,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815



Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1719 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Dry Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Gas Cooktop
Heating	In Floor, Fireplace(s), Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 16th, 2025

Days on Market            30

Zoning                        R-CG

### **Listing Details**

Listing Office                BECK Real Estate Ltd.

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