

# \$849,000 - 2226 31 Avenue Sw, Calgary

MLS® #A2230103

**\$849,000**

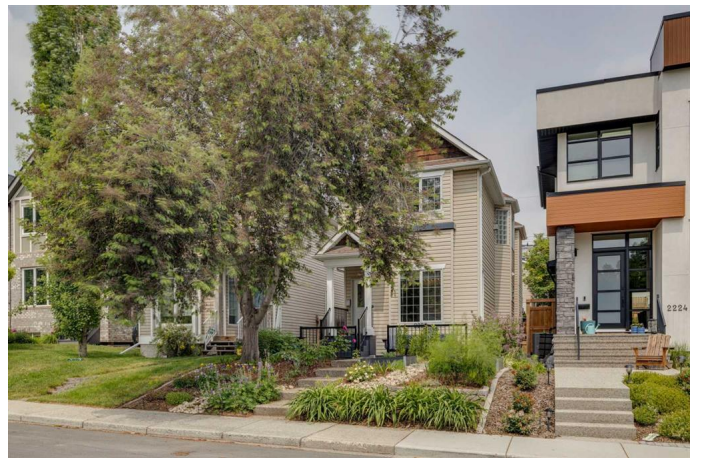
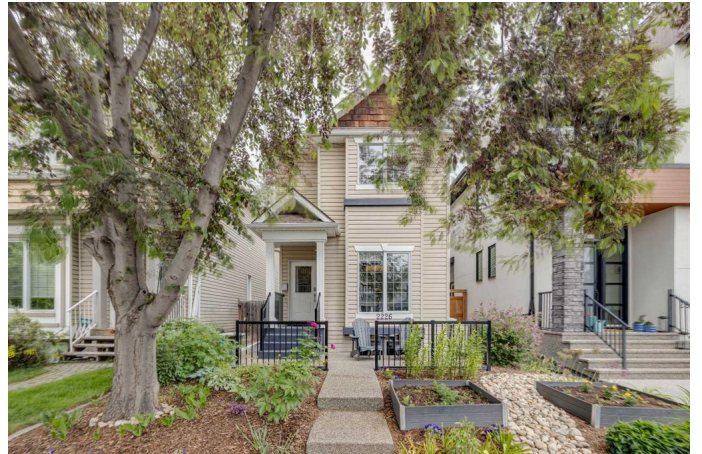
3 Bedroom, 4.00 Bathroom, 1,695 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled on a coveted street near Marda Loop, this updated detached home with over 2500 sq ft of total living space epitomizes urban convenience and contemporary elegance.

Enjoy a lifestyle where shopping, dining, and transit are just steps away, with downtown Calgary a mere short commute. Step inside to discover a light-filled oasis with 9' ceilings, sleek vinyl flooring, and a seamless open layout that includes a cozy gas fireplace in the living room and exquisite crown moulding in the formal dining area. The kitchen is a chef's dream, featuring a modern stainless steel appliance package, luxurious granite countertops, ample cabinetry, a walk-in pantry, and a large sit up island. Upstairs, the oversized primary suite beckons as a personal sanctuary, offering dual closets and a captivating fireplace that can also be enjoyed from the spa-inspired 5-piece ensuite bathroom with heated floors. The second bedroom can function as 2nd primary bedroom with its own 4 piece ensuite and walk in closet. Laundry closet is conveniently located upstairs. The fully developed basement adds versatility with a spacious family room, a third bedroom (currently being utilized as an office), a 3-piece bath, and abundant storage space. In 2022, the front yard was redesigned to low-maintenance, drought-resistant landscaping, where something is always in bloom, which enhances curb appeal and convenience. In the back, the fully fenced backyard is designed for entertaining,



featuring a large deck, with natural gas hookup, fenced dog run and newer deck (2024). The double detached garage is accessible via the alleyway. Noteworthy updates include recent renovations such as new kitchen cupboards, backsplash tile & quartz island in 2019, high efficiency furnace & AC in 2020, hot water tank in 2022, and in 2023 new LVP floors on main & upper levels, new main floor ceiling with recessed lighting, back door closet with bench & shoe storage, main floor bathroom, new railing to upper level, 2 new gas fireplaces and the luxury master bathroom remodel. This property offers more than just a home; it provides a lifestyle defined by modern comfort and urban connectivity in one of Calgary's most sought-after neighborhoods!

Built in 1999

**Essential Information**

MLS® #	A2230103
Price	\$849,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2226 31 Avenue Sw
Subdivision	Richmond
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 1T6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	35
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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