

# \$963,000 - 2239 31 Street Sw, Calgary

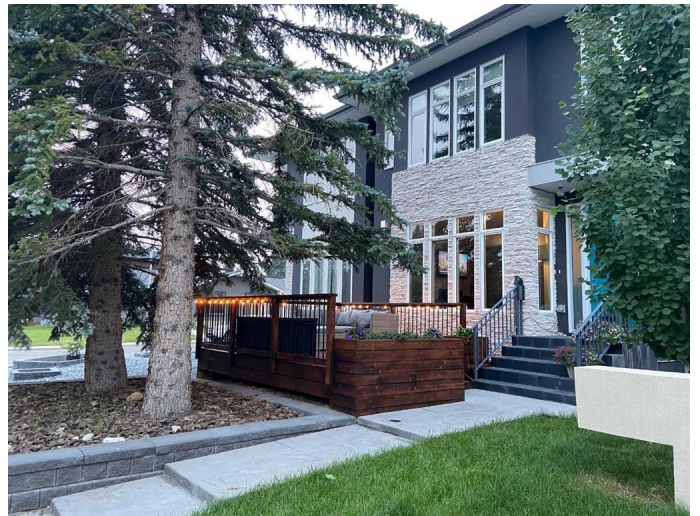
MLS® #A2207930

**\$963,000**

4 Bedroom, 4.00 Bathroom, 1,937 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Are you looking for a home offering top-quality craftsmanship with strong attention to detail? Is a warm & timeless color palette important to you? Do you yearn for a strong foundational structure allowing you to live your happiest and best life? If you answered yes, then you have not only earned the right but you owe it to yourself to come see this outstanding offering. This home is not just walls and a roof, but a warm loving environment which will be the catalyst to happy times & wonderful memories. As you enter the home you will find an inviting foyer looking onto what might be the perfect sized family room, complete with a gorgeous fireplace & plenty of windows flooding the room with natural light. Most homes of this style are wide open in design, this one offers a touch of separation while still keeping the family connected. Your new kitchen is European inspired where culinary experts will give a nod of approval. To start with you will find a pantry offering easy access to all of your food, spices, & small appliances. With the kitchen being the focal point of the finest homes, you & your guests will love the splash of style in the herringbone tile that adorns the kitchen walls along with the 7" wide brushed white oak engineered hardwood in immaculate condition. The high end Samsung Chefs collection appliances work beautifully with the 2 tone cabinetry, quartz countertops, & Kohler white cast iron sink. When you visit, be sure to examine the built in easy operational hood fan & note the features of the gas range and the



versatile refrigerator. With a dining area that can comfortably accommodate a table for 6-10, plus an island for 4 more, you can imagine the large family get-togethers on birthdays and holidays. Heading upstairs on the open riser staircase, with tempered glass railings to the second floor, note the skylight and open feel. Up here you will find your dedicated laundry room, a full bathroom, 2 quality sized bedrooms with custom built-ins in each closet, and a primary bedroom with all the bells n whistles. It starts in a generous sized room which will swallow your king sized bed, move into the well appointed walk in closet, and end in the lavish ensuite featuring in floor heating, soaker tub, and a large separate shower. Downstairs you will find a large 4th bedroom w/walk-in closet & a cheater door to the full bathroom. There is also plenty of storage and another large living room ready to be a gym/theater and more. With far too many features to write in detail about, here are some of the factors for your consideration: over 2800 square feet of quality living space -4 Bedrooms, 3.5 bathrooms -Central A/C -on-demand hot water -concrete basement party wall -All closets have custom built-ins -in ceiling speakers w/bluetooth amplifier -heated floors in basement & Ensuite -plenty of storage -2 way blinds on bedroom windows -Double garage with paved lane way -inviting front deck & finished yard. Don't delay! Book a private tour & make this home yours.

Built in 2015

### **Essential Information**

MLS® #	A2207930
Price	\$963,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,937
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2239 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N3

### **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, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.