

# \$829,000 - 2229 31 Street Sw, Calgary

MLS® #A2220947

**\$829,000**

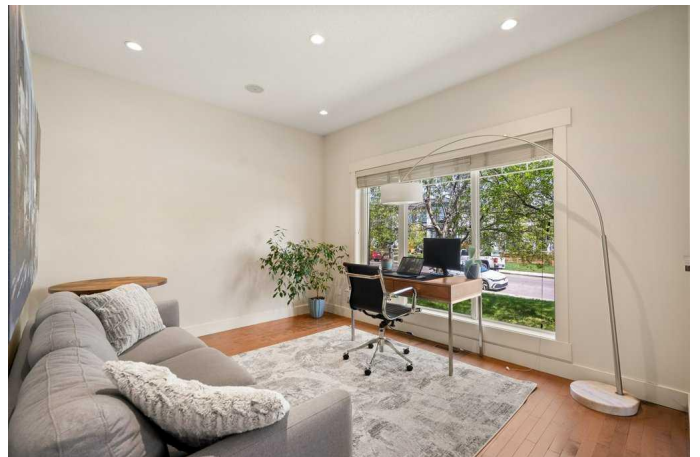
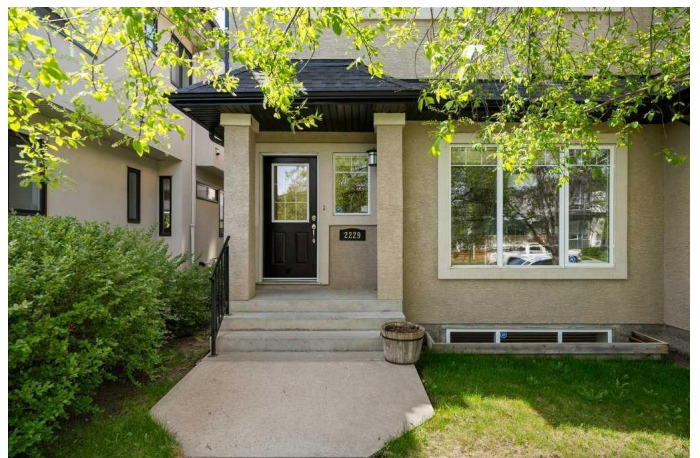
4 Bedroom, 3.00 Bathroom, 1,909 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**\*\*Open House Cancelled\*\*** Step into your own private, treed in sanctuary in Killarney

Tucked away in the heart of Killarney, this home combines airy, open spaces with the serenity of a private west-facing backyard, offering a perfect balance of comfort and style

An open, airy + inviting space that you can't wait to come home and unwind in. You will appreciate the continuous hardwood flooring throughout, pot lighting, built-in speakers and functional layout. Work from home? The convenience of the front office provides true value - allowing you to get tasks done in a bright + uplifting setting. A stylish kitchen is where everyone will want to congregate: granite counters, gas range, rich wood cabinetry, centre island and endless storage options. The 3 sided fireplace creates a cozy ambiance and amalgamates all the entertaining areas together. Sit down and connect over a meal and then migrate over to the living room to enjoy your favourite show. Head out to the sun soaked west backyard, close your eyes and envision weekend gatherings, fun summer BBQs and simply relaxing with a good beverage. Up the stairs you will find the primary bedroom - showcasing vaulted ceilings, walk-in closet and beautiful 5 piece en suite bathroom. Two additional guest bedrooms, full bathroom along with an impressive laundry area [with sink] round out the upper level. The basement is the ideal



place to unwind and relax with the family or entertain guests. It is equipped with a pool table, bar and your own home theatre system for those days on the couch with the family or playing a few rounds of pool with friends.

Situated a block from a greenspace and minutes to all daily amenities, you will love the central location and accessibility. Come and visit your new home!

Built in 2005

### **Essential Information**

MLS® #	A2220947
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2229 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 Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed May 13th, 2025

Days on Market 7

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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