

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

MLS® #A2204043

**\$1,199,890**

4 Bedroom, 5.00 Bathroom, 2,466 sqft

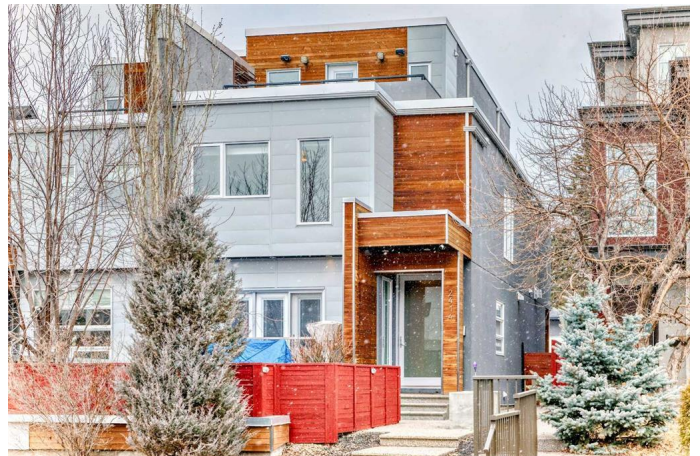
Residential on 0.07 Acres

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 chef'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 you'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 home's prime cul-de-sac location ensures a peaceful setting just steps from Marda Loop'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 | 43               |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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