

# \$1,125,000 - 2448 31 Avenue Sw, Calgary

MLS® #A2215807

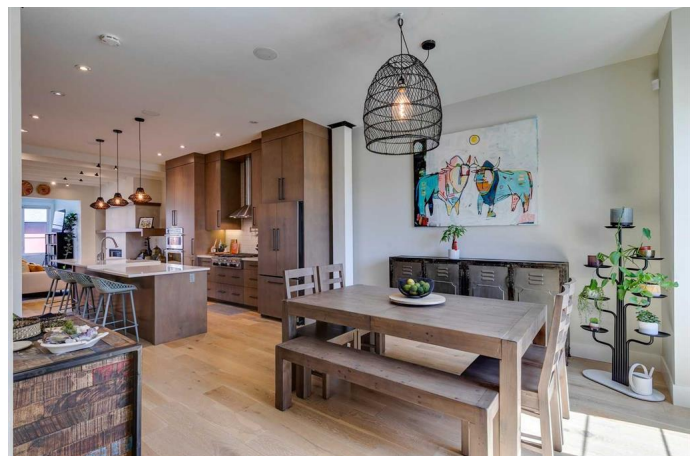
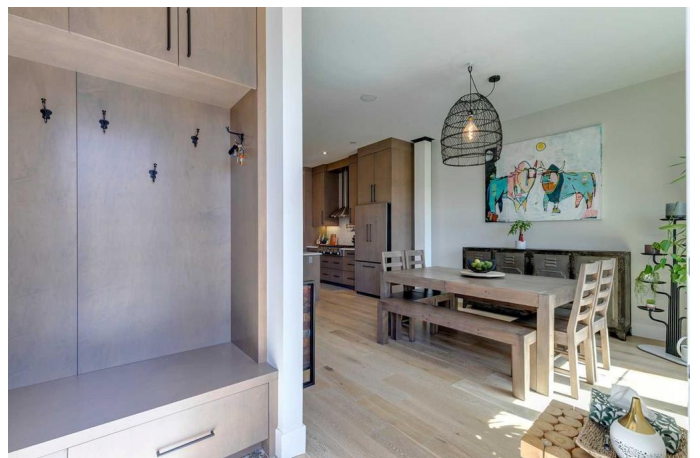
**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to this custom-built infill masterpiece â€” a rare blend of luxury, warmth, and timeless style. Boasting over 2,880 sq ft of beautifully curated living space, this home is designed for both refined family living and effortless entertaining. Every inch of this residence radiates charm, from its soft neutral tones and soaring ceilings to the exposed support beams that add character and depth. The chef-inspired kitchen is a true showstopper, featuring premium KitchenAid stainless steel appliances, including a gas range, built-in oven and microwave, pot filler, and an integrated refrigerator. Quartz countertops, an oversized island with farmhouse sink, full-height custom cabinetry, and wide-plank white oak hardwood floors complete this elegant culinary space. The expansive dining room is ideal for family gatherings or hosting guests, bathed in natural light from large south-facing windows. Unwind in the inviting living area where skylights and oversized windows flood the room with light, or relax beside the beautifully tiled, encased gas fireplace. Thoughtful main floor additions include a stylish pocket office with a built-in desk and custom cabinetry perfect for remote work, a beautiful foyer with custom printed tiled floors imported from Italy, a spacious mudroom with bench seating and floor-to-ceiling cabinetry, and a custom staircase with wood handrails and sleek metal spindles leading to a chic 2-piece bath with dramatic floor-to-ceiling Italian tiles. Upstairs,



discover three generously sized bedrooms and two luxurious bathrooms, including a serene primary suite that serves as a true retreat. The primary bedroom is warm and welcoming, with expansive windows and a walk-in closet. The spa-like 6-piece ensuite features in-floor heating, exquisite finishes, an expansive steam shower, double vanities, a soaker tub, w/c and a stunning double-sided fireplace. Vaulted ceilings add grandeur to the upper level, which also includes a large laundry room with subway tiled backsplash, a beautifully appointed 4-piece bathroom, and family-friendly spaces filled with natural light. The fully developed basement delivers additional living space with comfort and entertainment in mind. Enjoy in-floor heating, soaring ceilings, and a sleek wet bar complete with bar fridge, dishwasher, and custom cabinetry – ideal for movie nights, celebrations, or guests. A fourth bedroom and a full 3-piece bathroom provide versatile options for growing families or hosting visitors. Step outside to a cozy backyard space perfect for summer BBQs and outdoor gatherings with easy access to the detached 2-car garage. Additional recent upgrades include a water filtration system and a newer central air conditioner. Located just steps from vibrant Marda Loop at the end of a cul-de-sac, this home places you within easy reach of parks, playgrounds, shops, restaurants, and top amenities. Enjoy quick access to downtown and major roadways, along with proximity to top-rated schools. Book your showing today.

Built in 2013

### **Essential Information**

MLS® #	A2215807
Price	\$1,125,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2448 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T8

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Bar Fridge, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Decorative, Double Sided, Master Bedroom, Tile
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Rectangular Lot, Cul-De-Sac  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 29th, 2025  
Days on Market        5  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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