

\$899,900 - 2411 31 Avenue Sw, Calgary

MLS® #A2227770

\$899,900

4 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

This beautiful 3+1 bedroom home in the heart of Richmond exudes pride of ownership throughout & offers over 2800 sq ft of developed living space. The open main level presents rich hardwood floors & high ceilings, showcasing an airy living room anchored by a feature biofuel fireplace & custom built-ins. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage (including pantry), stainless steel appliances & spacious dining area. A private den/office is tucked away just off the foyer â€” the perfect space for a home office setup. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom with tray ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & oversized shower. Basement development includes a sizeable family/media room, fourth bedroom & 3 piece bath. Other notable features include a sunny south back yard with patio & access to a double detached garage. The location is incredibly convenient â€” close to trendy Marda Loop, schools, shopping, public transit & easy access to 33rd Avenue & Crowchild Trail.

Built in 2010

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2227770 |
| Price | \$899,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,974 |
| Acres | 0.07 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2411 31 Avenue Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1T9 |

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, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Chandelier |
| Appliances | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------|
| Fireplaces | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 28 |
| Zoning | R-CG |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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