

\$899,500 - 2434 31 Avenue Sw, Calgary

MLS® #A2264789

\$899,500

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to 2434 31 Avenue SW where thoughtful design meets the best of city living. Just two blocks from the heart of Marda Loop, this beautifully finished home blends modern comfort with everyday convenience. You're steps from some of Calgary's favourite cafés, restaurants, fitness studios, and local boutiques and only moments from the Max Yellow bus line and downtown.

Inside, you'll immediately notice the quality craftsmanship and intelligent layout designed for both relaxing and entertaining. The open-concept main floor features wide-plank hardwood floors, custom millwork, and a spacious, well-appointed kitchen with plenty of room to cook and gather. Large windows fill the space with natural light, creating an atmosphere that feels both bright and welcoming.

Upstairs, you'll find three well-sized bedrooms, two full baths, a convenient upper laundry, and a luxurious primary suite complete with a generous walk-in closet.

The lower level adds even more flexibility—a comfortable family or media room perfect for hosting guests, movie nights, or a quiet home office. Your fourth bedroom in the basement almost matches your primary for size! Outside, established rosebushes greet you at the front entry, while the freshly landscaped backyard offers a peaceful deck to relax and unwind.



And yesâ€”your detached garage is heated!

Meticulously maintained and move-in ready, this home truly lets its quality shine at every turn.

Built in 2009

Essential Information

MLS® #	A2264789
Price	\$899,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2434 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
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,
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	Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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