

**2226 31 Avenue SW  
Calgary, Alberta****MLS # A2230103****\$898,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island		

**Inclusions:** dog run, attached dining room cabinet, matching granite cutting board, 2 rain barrels, basement storage shelving, wine racks, bar stools around island, vacuum hose upstairs as is, gas heater in garage as is, electrostatic filter on furnace as is

Nestled on a coveted street near Marda Loop, this updated detached home with over 2500 sq ft of total living space epitomizes urban convenience and contemporary elegance. Enjoy a lifestyle where shopping, dining, and transit are just steps away, with downtown Calgary a mere short commute. Step inside to discover a light-filled oasis with 9' ceilings, sleek vinyl flooring, and a seamless open layout that includes a cozy gas fireplace in the living room and exquisite crown moulding in the formal dining area. The kitchen is a chef's dream, featuring a modern stainless steel appliance package, luxurious granite countertops, ample cabinetry, a walk-in pantry, and a large sit up island. Upstairs, the oversized primary suite beckons as a personal sanctuary, offering dual closets and a captivating fireplace that can also be enjoyed from the spa-inspired 5-piece ensuite bathroom with heated floors. The second bedroom can function as 2nd primary bedroom with its own 4 piece ensuite and walk in closet. Laundry closet is conveniently located upstairs. The fully developed basement adds versatility with a spacious family room, a third bedroom (currently being utilized as an office), a 3-piece bath, and abundant storage space. In 2022, the front yard was redesigned to low-maintenance, drought-resistant landscaping, where something is always in bloom, which enhances curb appeal and convenience. In the back, the fully fenced backyard is designed for entertaining, featuring a large deck, with natural gas hookup, fenced dog run and newer deck (2024). The double detached garage is accessible via the alleyway. Noteworthy updates include recent renovations such as new kitchen cupboards, backsplash tile & quartz island in 2019, high efficiency furnace & AC in 2020, hot water tank in 2022, and in 2023 new LVP floors on main & upper levels, new main floor ceiling with recessed lighting, back

door closet with bench & shoe storage, main floor bathroom, new railing to upper level, 2 new gas fireplaces and the luxury master bathroom remodel. This property offers more than just a home; it provides a lifestyle defined by modern comfort and urban connectivity in one of Calgary's most sought-after neighborhoods!