

1719 31 Avenue SW  
Calgary, Alberta

MLS # A2231226



\$919,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

**Heating:** Central, In Floor, Fireplace(s)

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Dry Bar, Granite Counters, Kitchen Island, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained home in the heart of Marda Loop neighbourhood! Offering over 2500 sq ft of thoughtfully designed living space this charming home features a fully developed walk-out basement and is just steps from parks, shops, restaurants, pool and schools. Spacious open concept main floor is perfect for entertaining, showcasing a formal dining area, stylish kitchen, convenient half bath and warm inviting family room with a cozy fireplace. Upstairs you'll find primary bedroom with ensuite, along with two more bedrooms and a four-piece bathroom. The walk-out lower level is ideal for relaxation or hosting guests, complete with in-floor heating, a large recreation room, full bathroom, versatile den or home office and dedicated laundry room. Professionally cleaned and move-in ready. This is your chance to live in one of Calgary's most desirable inner city communities!