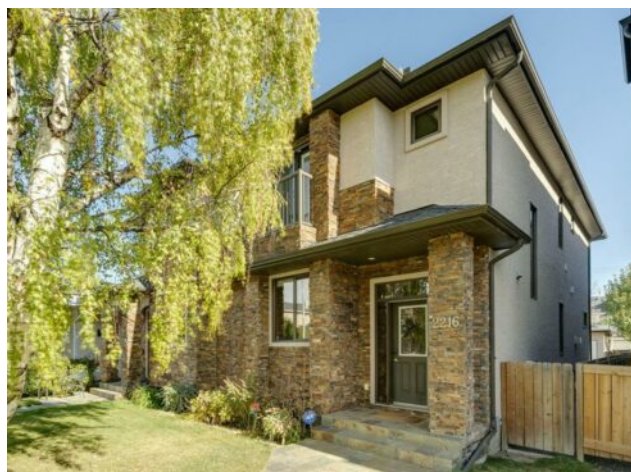


2216 31 Street SW
Calgary, Alberta

MLS # A2263133



\$799,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,844 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Rectar		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: n/a

Ideally located on a quiet, tree-lined street in the sought after community of Killarney/Glengarry, this elegant and contemporary home is perfect for growing families seeking comfort, space, and convenience. Just a short walk to the Killarney Aquatic & Recreation Centre, schools, parks, transit, and local amenities, this central location supports an active, connected lifestyle. Boasting exceptional curb appeal, the exterior features a sophisticated blend of stone and stucco, a stone walkway, and mature trees that provide both privacy and charm. Step inside to high ceilings and a tiled entryway that leads to warm hardwood floors throughout the main level. A bright front den, ideal as a home office or study area, overlooks the peaceful street. The open concept main floor is perfect for everyday living and entertaining, with a spacious living and dining area anchored by a cozy corner gas fireplace and large picture window with views of the rear backyard. The kitchen is truly the heart of the home and offers full-height cherry cabinetry, granite countertops, a stone backsplash, a central eat-up island, and a corner pantry for ample storage. It flows seamlessly into the dining area, making it easy to host family meals or casual gatherings. Upstairs, plush carpeting adds comfort, with a well-appointed laundry room, a full bathroom, and three generously sized bedrooms. The private primary retreat is thoughtfully separated from the secondary bedrooms and features a custom walk-in closet, a tranquil balcony shaded by mature trees, and a luxurious 6pc ensuite with heated floors, a jetted soaker tub, and glass enclosed shower with body sprays for a spa-like experience. The fully finished basement extends your living space with a separate family and games area, a 3pc bath, and 2 additional bedrooms making it ideal for teens, guests, or a home gym. Step outside to a beautifully landscaped

backyard with a stone patio, raised garden beds, and a detached double garage. It's the ideal outdoor space for kids to play, summer BBQs, or simply relaxing in your private oasis. With green space just a block away, top rated schools, playgrounds, and restaurants, this is a rare opportunity to own a truly exceptional family home in one of Calgary's most desirable inner-city neighbourhoods.