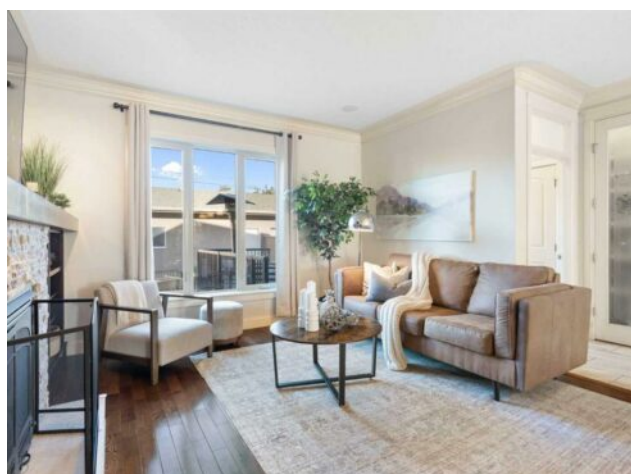


2434 31 Avenue SW
Calgary, Alberta

MLS # A2264789



\$899,500

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,997 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	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:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Stone Counters		
Inclusions:	N/A		

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 yes—your detached garage is heated! Meticulously maintained and move-in ready, this home truly lets its quality shine at every turn.