

# \$899,900 - 1927 31 Avenue Sw, Calgary

MLS® #A2208381

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,744 sqft  
Residential on 0.08 Acres

South Calgary, Calgary, Alberta

**\*\*Open House: Saturday, April 5th, from 2:30â€”4:00 PM\*\*** Offers to be presented at 5:00 PM on Saturday, April 5th. Seller reserves the right to accept an offer prior.

Situated in an unbeatable location, this stunning detached home is just steps from the vibrant shops, cafÃ©s + restaurants of Marda Loop. Step inside to a breathtaking two-story living/great room featuring soaring windows + a striking gas fireplace. Open-concept kitchen with modern stainless steel appliances + pantry overlooks a spacious informal dining areaâ€”perfect for entertaining + overlooking the beautiful backyard. Hardwood floors run throughout the main + upper levels, adding warmth + elegance to the space. Convenient main floor laundry adds to the home's practicality. Upstairs, youâ€™ll find three well-appointed bedrooms, including a fabulous primary retreat with a spa-like ensuite featuring dual vanities, a soaker tub + a stand-alone shower. The lower level offers even more space with a newly renovated and carpeted (2023) rec room, an additional bedroom, a full bath + ample storage. Natural light floods every level, creating a bright + inviting atmosphere. Outside, the west-facing backyard is designed for low-maintenance enjoyment, with a large deck, built-in planters + mature perennials. A double detached garage completes the package. This is a must-see home that wonâ€™t last longâ€”donâ€™t miss out! AC and new furnace in 2023



Built in 1994

## Essential Information

MLS® #	A2208381
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1927 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.