

# \$1,150,000 - 2421 31 Avenue Sw, Calgary

MLS® #A2253573

**\$1,150,000**

4 Bedroom, 5.00 Bathroom, 2,686 sqft

Residential on 0.07 Acres

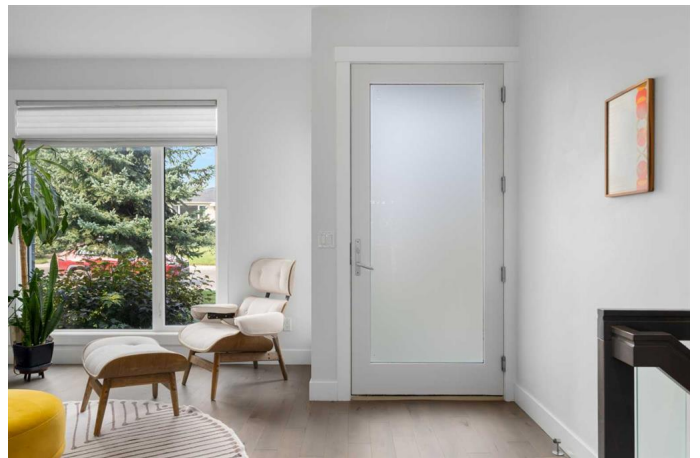
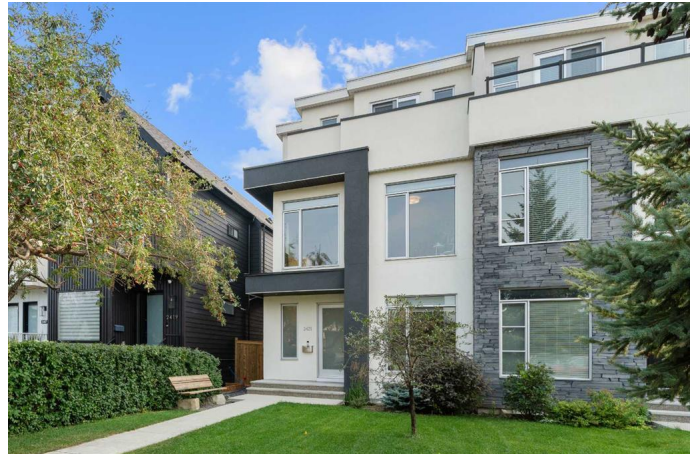
Richmond, Calgary, Alberta

This stunning home is situated on a 25x125 south-facing lot in the heart of desirable Marda Loop, this extensively upgraded 3-storey semi-detached home offers over 3,500 sq. ft. of air-conditioned living space. Designed with style and functionality in mind, this property is just a short walk to trendy 33rd Ave, and a quick drive or bike ride to River Park, Sandy Beach, and the Elbow River.

The main floor boasts 10'™ ceilings, wide plank engineered oak hardwood, and a bright open layout. The chef-inspired kitchen features an expansive island, quartz countertops, modern custom cabinetry, walk-in pantry, Viking 6-burner gas stove with chimney hood fan, built-in stainless steel appliances, and a Samsung double door fridge. A spacious dining area, front family room, stylish powder room, and a light-filled living room with floor-to-ceiling windows, gas fireplace, rear mudroom and French doors to the deck and backyard complete this level.

Upstairs, the 2nd floor offers a bonus room, two bedrooms (one with private ensuite), a 4-piece bath, and a full laundry room with sink and cabinetry. The entire 3rd floor is a private primary retreat with a large bedroom with blackout blinds, private balcony with views, a dream walk-in closet with custom organizers and drawers, and a spa-like ensuite with heated floors, dual vanity, soaker tub, and custom glass steam shower with rain head and bench.

The fully finished basement features radiant



in-floor heating, a large rec room, home gym with rubber flooring, wet bar with beverage fridge, 4th bedroom with walk-in closet, and a 3-piece bathroom.

Other highlights include: custom lighting, open riser staircase with glass panels, Hunter Douglas blinds, CAT5E wiring, zoned A/C, water softener, 75-gallon hot water tank, tankless water heater, and on-demand hot water.

Enjoy the south-facing backyard with large deck, turf green space, concrete walkway, and a double detached garage. With excellent walkability, quick access to Crowchild Trail, and all the amenities of Marda Loop at your doorstep, this property truly is the total package.

Built in 2014

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253573               |
| Price          | \$1,150,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,686                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2421 31 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2T 1T9 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bar, Tankless Hot Water, Wet Bar |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Gas Oven                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full                                                                                                                                                                                                           |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Flat, Asphalt, Membrane                                                      |
| Construction      | Stucco, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 30                |
| Zoning         | R-CG              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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