

2422 31 Street SW
Calgary, Alberta

MLS # A2337645



\$1,299,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

BOTH HOMES AVAILABLE! Offering a total of over 2,754 sq. ft. of thoughtfully designed living space, this custom-built residence delivers elevated modern luxury across three fully finished levels. The main floor features soaring 11-foot ceilings, wide-plank hardwood flooring, a formal dining area with custom wainscoting, and a striking chef-inspired kitchen complete with an oversized fluted oak island, coordinating custom hood fan, bevelled quartz countertops, premium gas and built-in appliances, designer lighting, and sophisticated black and gold fixtures. The spacious living room is centred around a custom gas fireplace with built-in shelving and cabinetry, while a functional mudroom with built-ins provides excellent everyday storage. A designer powder room finished with wallpaper and a fluted oak vanity completes the main level. Upstairs, 9-foot ceilings and hardwood flooring continue into the luxurious primary retreat, featuring a tray ceiling, custom wainscoting, walk-in closet, and spa-inspired 5-piece ensuite with heated floors, dual vanities, a freestanding soaker tub, and an oversized shower. Two additional generously sized bedrooms, a 3-piece bathroom, and a dedicated laundry room wrapped in beautiful wallpaper complete the upper floor. The fully developed basement is designed for both entertaining and everyday living, offering a spacious recreation room, custom wet bar, feature wine wall, fourth bedroom, and an additional 3-piece bathroom, with available rough-ins for in-floor basement heating and air conditioning. Ideally located on a quiet street in sought-after Killarney, this home offers quick access to downtown, excellent schools, parks, playgrounds, shopping, restaurants, caf  s, transit, Westbrook Mall, Killarney Aquatic & Recreation Centre, Shaganappi Point Golf Course, and the vibrant 17th Avenue corridor. Call today to book your private tour.