



GRASSROOTS
REALTY GROUP

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2411 31 Avenue SW
Calgary, Alberta

MLS # A2227770



\$939,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,974 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: TV Mounts.

This beautiful 3+1 bedroom home in the heart of Richmond exudes pride of ownership throughout & offers over 2800 sq ft of developed living space. The open main level presents rich hardwood floors & high ceilings, showcasing an airy living room anchored by a feature biofuel fireplace & custom built-ins. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage (including pantry), stainless steel appliances & spacious dining area. A private den/office is tucked away just off the foyer – the perfect space for a home office setup. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom with tray ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & oversized shower. Basement development includes a sizeable family/media room, fourth bedroom & 3 piece bath. Other notable features include a sunny south back yard with patio & access to a double detached garage. The location is incredibly convenient – close to trendy Marda Loop, schools, shopping, public transit & easy access to 33rd Avenue & Crowchild Trail.