



GRASSROOTS
REALTY GROUP

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2421 31 Avenue SW
Calgary, Alberta

MLS # A2253573



\$1,150,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,686 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt, Flat, Membrane

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

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 ' 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.