



GRASSROOTS
REALTY GROUP

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2213 31 Avenue SW
Calgary, Alberta

MLS # A2283330



\$744,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Richmond | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,419 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped, Private, Rectangular Lot, See R | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub | | |

Inclusions: Doorbell Camera, Digital lock on front door, Floating shelves on wall beside upper stairs

Welcome to this beautifully updated, fully developed two-storey home, ideally located just steps from the amenities of Marda Loop while tucked away on a quiet, tree-lined street. Offering the perfect balance of walkability and privacy, this home delivers comfort, style, and flexibility for today's lifestyle. The main floor has seen thoughtful renovations and features a well-appointed kitchen with a large centre island, Quartz, countertops, ample cabinetry, and stainless steel appliances – ideal for both everyday living and entertaining. The dining area is conveniently located just off the kitchen at the back of the home, with direct access to the sunny rear deck, creating a seamless indoor-outdoor flow. The cozy living room is anchored by a gas fireplace and enjoys picturesque views of the tree-lined front street. Upstairs, you'll find three bedrooms, including a spacious primary retreat complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The brand-new walkout basement development significantly expands the living space and offers a large recreation area, 3-piece bathroom, and additional storage. With its walkout design and functional layout, this space is perfect for entertaining, guests, or potential suite development (subject to municipal approval). The sunny south-facing backyard is a true highlight, making the most of Calgary's sunshine. Enjoy relaxing or entertaining on the upper deck or lower patio, both designed to take full advantage of the exposure. A double detached garage off the paved rear lane completes this exceptional offering. An outstanding opportunity to own a move-in-ready home in one of Calgary's most sought-after inner-city locations.

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