



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2636 31 Street SW
Calgary, Alberta

MLS # A2284036



\$975,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,909 sq.ft.	Age:	2014 (12 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:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Alarm System, Shed

This exceptional Cardel-built home has everything you've been searching for! The main floor offers a superb layout with wide-plank engineered hardwood, 8-ft doors, quartz counters, a gas range, and built-in speakers. Upstairs, you'll find three large bedrooms, including a massive primary and luxurious ensuite with a deep soaker tub, separate shower, and dual sinks. Plus—upper-floor laundry! The basement continues the exceptional design, featuring a large open recreation area (with roughed-in speakers), a fourth bedroom, a full bathroom, and plenty of storage. The garage is insulated and heated (240V). Other highlights include A/C, a tankless water heater, a 2-tier deck, and a front-yard sprinkler system. All this is just a short walk to the restaurants and shops along 26 Ave—Sinatra's Pizza, Luke's Drug Mart, Caffe Francesco—and all the other essentials of inner-city living (booze, weed, munchies, etc.). Plus, it's super convenient to public transit, and you have great neighbours! Basically, it's perfect. Come see for yourself—but don't wait long…