



**2208 31 Street SW
Calgary, Alberta**

MLS # A2289567



\$1,150,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,394 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Rectangul		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY 2-5 PM Mar 21 Welcome to this thoughtfully upgraded home, ideally located on a quiet street in the sought-after community of KILLARNEY. This gorgeous 1950s home, situated on a 50' x 120' FOOT LOT (R-CG), offers outstanding curb appeal with its timeless wood exterior and classic brick accents. Upon entering, you'll immediately feel a warm and welcoming presence. The 1394 SF traditional bungalow floor plan offers a total of 5 bedrooms and 2 bathrooms and around 2500 SF of total developed space. Character abounds in this meticulously maintained home including ORIGINAL HARDWOOD - refinished to a modern pale oak. The main floor showcases a light and bright living space including a dedicated dining area and a living room. Throughout the home you'll find unique character touches including 3 fireplaces, original baseboards and trim, wood windows - this home is full of charm that you can't find in a new build. There are three bedrooms on the main floor with one currently used as a work-from-home space with a built-in desk. The living area is inviting and bright and includes a cozy gas fireplace. Also on the main floor, you'll find a RENOVATED BATHROOM (2023), and a spacious RENOVATED KITCHEN (2016) overlooking the dining area and private backyard. A major 1997 REAR EXTENSION expanded both the main floor and basement, creating a layout that offers more space than you'd expect, including a larger dining area, an additional main-floor bedroom, and extra lower-level living space. Downstairs, the fully developed basement adds great versatility with a spacious family room, two additional bedrooms and bath, a walk-in closet, plus a great storage and laundry space - perfect for guests, teens, or multi-purpose living. Notable improvements include a

NEWER FURNACE (2020) and a RUBBER ROOF WITH A KITCHEN SKYLIGHT (2016). The many outdoor upgrades include: an oversized detached garage (2005), refreshed landscaping front and back, irrigation system, plus a screened patio with a gas heater, making it easy to enjoy the backyard well beyond summer. Perfectly positioned within walking distance to Killarney Aquatic and Rec Centre, Schools, Shopping, Grocery Stores, Westbrook LRT Station, with an easy 12 min drive to downtown Calgary. A well-cared-for Killarney home with meaningful updates and a location that continues to be one of SW Calgary's best.